

May 1, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca



Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

The Glendale/Glendale Meadows Community Association would like to express its opposition, in the strongest possible terms, to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community. We would also like to make clear that we support thoughtful and measured revitalization and redevelopment of our community that is mindful and respectful of our community and progressive for all residents.

This revised rezoning application, while marginally scaled down from an original proposal rejected by the Calgary Planning Department, remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows forever. As a Board, we welcome renewal and revitalization of this area in a measured and appropriate manner. However, a five-storey development is completely out of character and context in our single-family community. Turning five bungalows into 90-100 units would have a detrimental impact on our community. Just the prospect of this rezoning has already caused one of our neighbours and board volunteers to sell her home and move up to Strathcona.

With a development of this scale, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbours are significant. And these would really be just the beginning of massive change to our neighbourhood. As the first major redevelopment proposed for Glendale, such rezoning would set the course for future similar projects along 17th Avenue S.W. It is not an exaggeration to say it would be an unmitigated disaster for every resident of our 1,100-home community; residents who chose Glendale because of its beautiful characteristics. Rezoning would be catastrophic for any resident forced to live directly beside such a development. Simple privacy for people who have lived here for decades would evaporate overnight. Neighbouring property values would plummet.

With this development site located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Drive SW. A similar scenario would take place at Gateway Drive SW and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially, assuming parking for 100 units is somehow available onsite – virtually impossible unless parking is buried multiple levels underground.

According to the City's rules for this type of multi-family infill development (PUD-2016-0405), we believe this proposal fails to meet five of eight conditions set out by the City.

- 1 The parcel is **NOT** on a corner lot.
- 2 The parcel is **NOT** on a collector or highway standard roadway on at least one frontage.
- 3 The parcel is **NOT** adjacent to existing or planned non-residential development or multi-dwelling development.
- 4 The parcel is **NOT** adjacent to or across from existing or planned open space or park space or community centre.
- 5 The parcel is **NOT** along or in close proximity to a corridor or activity centre.

We understand that this application did not receive unanimous approval at the Calgary Planning Commission, so obviously there are concerns about this rezoning proposal. Glendale and neighbouring communities were deeply involved in consultations regarding Transit Oriented Development around the West LRT, particularly as it related to the 45th Street and Westbrook Stations. In the 2009 West LRT Study, our community and the City agreed that "medium density - stacked townhouse" designations were appropriate for properties in proximity to the LRT station: far from this MC-2 proposal for 18-metre building heights.

We also believe this proposal is in direct conflict with the City's Developed Areas Guidebook, which outlines acceptable transition in housing style and heights. This Guidebook does not envision five-storey apartment blocks being built beside single-family bungalows. We trust City Planning staff will thoroughly review these City documents in assessing this application.

Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning. Removing RC-1 lots from Calgary is an avenue to a cookie-cutter city, a model that would force those in our neighbourhood to move to rural properties or suburban communities such as Cochrane, Airdrie and Okotoks for a similar lifestyle. Frankly, none of us want that.

As members of the Board representing the residents of Glendale and Glendale Meadows, we will voice strong and unequivocal opposition to this magnitude of development, no matter the developer. This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all. At a meeting with the Board last summer, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and quickly. We can guarantee that nobody in our community purchased a stake in that kind of community. Based on our limited interaction with the developer, we are not confident that granting this application will result in a quality and progressive project that would enhance our community or our city. We fear exactly the opposite would happen.

Should City Council deem that rezoning these properties is the right thing to do, our board insists that this only be considered if accompanied concurrently by detailed design and building permit applications so everyone knows exactly what Calgary is getting.

As a board, we welcome revitalization. We encourage new residential and commercial opportunities, and we support thoughtful, tasteful renewal and higher density redevelopment, particularly on the perimeter of our neighbourhood. This is evidenced by our active support for the Main Streets initiative along 37th Street S.W. where higher density applications are already on the table. It is not our community's responsibility to come up with a proposal that the developer would find acceptable. It is the developer's responsibility to work with the community to consult and propose solutions that will work for all. No such conversations or consultations have happened so far — only the single meeting last summer where the developers basically said, "This is who we are; this is what we do. Take it or leave it." A public open house was held on a Friday night outside our community last Fall where this MC-2 proposal was presented. This revised proposal seems to be an attempt to wear down the community one proposal at a time, until eventually our residents throw their hands up in frustration. We will not give in to these tactics.

The Board and residents of Glendale/Glendale Meadows have deep emotional, social and financial investments in this community, some dating back more than 60 years. We believe it is the best place to live in Calgary. Tearing at this neighbourhood layer by layer is in no one's interest, but that is what is at stake should this revised rezoning application be approved.

The residents of Glendale/Glendale Meadows are very much open to seeing our neighbourhood revitalized and our board has been, and will be, part of the process that helps such renewal. Should you wish to discuss this issue further, any and all of our board will be happy to engage in discussions at the City's request.

We respectfully request that you forward this correspondence to all members of City Council in advance of the scheduled May 7 Council meeting and include this in any public correspondence package. We will be pleased to answer any questions you might have of our Board at your Council meeting, via telephone or in written correspondence.

Sincerely,

Paul McCormick, President

Chris Welner, Vice-President, **Amanda Saigeon**, Vice-President, Memberships

Terry Craigmile, Treasurer, **Grant McArthur**, Civic Affairs Liaison

Veronika Duska, Secretary

Jennelle Inlow, Communications,

Jim Kelly Past President, **Ken Rogers**, Past President

Members at Large: **Lee Dowd**, **Monika Smith**, **Simon Evison**

CC: Councillor Jeff Davison, ward06@calgary.ca

Ward6 - Frano Cavar

From: Janine Dilger <janine@dilger.ca>
Sent: Monday, April 30, 2018 3:02 PM
To: City Clerk
Cc: board@myglendale.ca; Chris Dilger; Ward6 - Frano Cavar
Subject: [EXT] Rezoning proposal for 4919 - 4935 17th Avenue SW

To whom it may concern:

I am writing to express my concern with the proposed development for the lots at 4919, 4923, 4927, 4931, 4935 17th Avenue SW.

As a long-time resident of this community, I understand the need for increased density around public transit hubs, **but this development is vastly overblown for the community.**

To replace 5 single-family homes in an R1 neighbourhood with a 100 unit condo development is preposterous. This is a 20 times increase in unit density per lot!

In addition, that particular location doesn't lend itself well to the demand for parking and accessibility that a development of that size will require. Nor does its design do anything to enhance the streetscape of the neighbourhood. It completely lacks character and curb appeal and appears to be designed solely to maximize square footage for the benefit of the developer.

My plea to the city, as a resident of Glendale, is twofold:

1. Approving this rezoning as-is will open up the community for a piecemeal redevelopment which will not take into account the unique character of this community.

It will set precedent for individual developers to simply buy up lots and plan developments for maximum profit, with no thought to the overall streetscape, curb appeal or community needs.

To our city representatives, BEFORE you approve this rezoning, please dedicate some planning resources to an overall vision for the 17th Avenue/ 45th Street C-Train corridor which will enhance the community, not create an unappealing corridor of massive boxes designed specifically to maximize profit for developers.

2. Require that the developer **reduce** the overall scope and size of this project, so that:

a) The increase in density is more in keeping with the R1 flavour of the community and sets a gentler precedent. Even a five-fold increase per lot could see a 3-storey potential 25-30 unit development that wouldn't literally tower over a community mostly comprised of 1200 square foot bungalows.

b) require that the developer invest some resources in creating a design that will see its street-level elevations be inviting and enhance the overall feel of the community instead of a massive, imposing, butt-ugly box.

The residents of Glendale and its surrounding communities have been vocal and involved about the scope of this project from the beginning and one look at your records will show you hundreds of comments and feedback gathered throughout the consultation and feedback process.

We are not all opposed to rezoning and redevelopment but are asking our city representatives to take a stand against this massive redevelopment and ensure that it's done in a thoughtful way, taking into consideration the residents of this community who have invested and beautified this unique little corner of the city to this point.

I urge you to not approve this proposed rezoning at this time. Instead, please consider working towards maintaining the integrity of redevelopment that has been evidenced in other inner city areas which take into account more than just return on investment for a private developer.

Sincerely,
Janine Dilger
98 Gladys Ridge Rd SW

May 2, 2018
Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk
Via e-mail: themayor@calgary.ca;
cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

As long-time residents of Glenmeadows Community, we would like to express our strong opposition to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Ave S.W. for development in our community.

Turning five bungalows into 90-100 units would have a very negative impact on our community. To locate a huge new development in the middle of the block on a one-way street seems very misguided. As the first major redevelopment proposed for Glendale, such rezoning would be a precedence for future similar projects along 17th Ave S.W. Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning. Removing RC-1 lots from communities where they are successful does not make good sense.

A development of this scale will result in many significant negative issues. Since this development site would be located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Drive SW. A similar scenario would take place at Gateway Drive SW and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially. Pedestrian traffic to cross 17th Ave to access the LRT station will also increase exponentially and to ensure pedestrian safety, it will likely result in the need for costly modifications such as a pedestrian cross walk over 17th Ave SW.

I cannot imagine the parking nightmare that will result. Even with underground parking for unit holders, there is little to no street parking available. The back alley would become a quick stop-off point for visitors or the unit holders and will create significant

risk for pedestrians and inconvenience for current community members backing on to this development.

Just a few other issues that we anticipate with this project include loss of privacy and the risk of plummeting property values. There will ultimately be a drop in the high quality of life in this mature neighborhood where everyone knows everyone. A large condo complex in this neighborhood will not blend in with the flavor of the community.

We support thoughtful and measured revitalization and redevelopment of the community and understand that it is necessary. It must however be mindful and respectful of our community and there must be compromises from both sides, so that community members and developers can be satisfied with the end result. It occurs to us that the potential developer is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development

that is acceptable to all. At a meeting last summer, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and quickly. That does not sound like this is a developer who has any interest in collaborating with the community to achieve a development that we can all be proud of. We are not confident that granting this application will result in a quality project that would enhance our community or our city. In fact, we worry that the exact opposite might happen.

We understand that this application did not receive unanimous approval at the Calgary Planning Commission, so obviously there are concerns about this rezoning proposal. We applaud your hesitancy to grant approval for this project. It occurs to us that there should be a traffic impact study done in order to understand the ramifications of the project. We believe it is developer's responsibility to work with the community to consult and propose solutions that will work for all.

We understand that change must occur as our city continues to grow. We hope and believe that opinions of individual home-owners in a modest community should be considered so that this project will be modified significantly to ensure that it will be a positive addition to our Glendale and Glenmeadows communities.

Yours sincerely,

Sandy Vigrass
Randy VonHagen

Sandy Vigrass
Randy Von Hagen
(18 Granlea Place SW)

CC: Councillor Jeff Davison,
ward06@calgary.ca

Dear Councillor Davison,

I am writing to express my concern with the proposed development for the lots at 4919, 4923, 4927, 4931, 4935 17th Avenue SW.

I understand the need for increased density around public transit hubs, but this development is vastly overblown for the community.

To replace 5 single-family homes in an R1 neighbourhood with a 100 unit condo development is preposterous. This is a 20 times increase in unit density per lot!

In addition, this location doesn't lend itself well to the demand for parking and accessibility that a development of that size will require. Nor does its design do anything to enhance the streetscape of the neighbourhood. It completely lacks character and curb appeal and appears to be designed solely to maximize square footage for the benefit of the developer.

1. Approving this rezoning as-is will open up the community for a piecemeal redevelopment which will not take into account the unique character of this community.

It will set precedent for individual developers to simply buy up lots and plan developments for maximum profit, with no thought to the overall streetscape, curb appeal or community needs.

BEFORE you approve this rezoning, please dedicate some planning resources to an overall vision for the 17th Avenue/ 45th Street C-Train corridor which will enhance the community, not create an unappealing corridor of massive boxes designed specifically to maximize profit for developers.

2. Require that the developer reduce the overall scope and size of this project, so that:

a The increase in density is more in keeping with the R1 flavour of the community and sets a gentler precedent. Even a five-fold increase per lot could see a 3-storey potential 25-30 unit development that wouldn't literally tower over a community mostly comprised of 1200 square foot bungalows.

b Require that the developer invest some resources in creating a design that will see its street-level elevations be inviting and enhance the overall feel of the community instead of a massive, imposing, butt-ugly box.

We are not all opposed to rezoning and redevelopment but are asking our city representatives to take a stand against this massive redevelopment and ensure that it's done in a thoughtful way, taking into consideration the residents of this community who have invested and beautified this unique little corner of the city to this point.

As the elected representative for this constituency, I urge you to not approve this proposed rezoning at this time.

Instead, please consider working towards maintaining the integrity of redevelopment that has been evidenced in other inner city areas which take into account more than just ROI for a private developer.

Sincerely,

Janine Dilger

Michael Sander
37 Glenside Drive SW
Calgary, AB T3E 4K4
May 1, 2018

To whom it may concern:

I am writing to express my concerns about the land use application in Glendale between 4919 and 4935 17th Avenue SW. In its current state, I believe the proposal is a poor fit for the street and neighbourhood. It would have a significant negative impact on the character of our community by adding monolithic, non-contextual density and I do not believe it fits with the spirit of the Main Streets initiative. Though I understand the proposal is for a land use designation, I hope my thoughts will be considered in the event that the development permit is also heard.

I strongly support the need to increase density for economic and environmental sustainability, both in Glendale and across Calgary. However, the MC-2 designation is a dramatic departure from the context of an area of single-family bungalows. To the immediate east, west and north sides of the proposal a 70-unit building would tower over single-family dwellings and have a brutalist effect on the area. I embrace the need for transit-oriented development and understand the limitations of a redevelopment proposal, but the recent departure from stated development intent at the Westbrook LRT has my neighbours and I gravely concerned about making sure the first rezoning in our area is done right and builds trust with the community.

I believe that a M-CG district rezoning would be much more in keeping with the residential feel of the neighbourhood. A contextual grade-oriented development would allow significant increase to density and give new neighbours access to the LRT and affordable housing at grade in our growing community. This designation would drive the setbacks and height variances that are appropriate and encouraged in such close proximity to single-family dwellings. Crucially, it would help allay the fears of my community and empower us to be more engaged and constructive; I sincerely believe that getting this first development right will go a long way to winning support for further redevelopment that is likely inevitable.

I appreciate your consideration of this proposal and thank you for your time.

Sincerely,

Michael Sander

Ward6 - Frano Cavar

From: Chris Dilger <chris@dilger.ca>
Sent: Thursday, May 3, 2018 10:26 PM
To: Ward6 - Frano Cavar; board@myglendale.ca; City Clerk
Subject: [EXT] Rezoning proposal for 4919 - 4935 17th Avenue SW

As a long-time community resident, I'd like to add my support to the Glendale Community Association's opposition to this proposed development.

My concerns are:

1. Inadequate planning
2. Poor precedent
3. Traffic
4. Incompatibility with neighbourhood
5. Negative direct impact on neighbours

1. Inadequate planning - the proposed zoning density does not appear to be aligned with approved long-term plans for the community, and seems driven solely by the desire of a developer to maximize profits - regardless of the negative impact on others. As stated in the GGMCA letter to you, the proposed development and zoning do not appear to meet the criteria set out for this type of development. It should not be approved

2. Poor precedent - If this proposal were to be accepted, contrary to existing norms or guidelines, the result may well be a speculative rush by developers to dismantle the community in search of profit. Approval of this development sets the precedent that the vision for the community and the residents don't matter, and the speculative profit of one developer playing outside the rules are all that does. It should not be approved

3. Traffic - There is no sensible plan for managing the increased traffic load around the proposed development. It should not be approved in its current form

4. Incompatibility with neighbourhood - The development density is too high for the neighbourhood, and the design reflects none of the neighbourhoods character

5. Negative direct impact on neighbours - Imagine living in a bungalow next to this development. I wouldn't want to - and probably neither would you. And neither should the people who currently live next door. The difference in scale is too jarring.

Please do not approve this development or this zoning density. Please work with the community association to develop a coherent plan for the community first, and then allow orderly development to follow by developers who play by the rules.

Sincerely

Chris Dilger

98 Gladys Ridge Rd SW

Office of the Mayor and Office of the City Clerk
City of Calgary

Attention: Naheed Nensh, Mayor

Laura Kennedy, City Clerk

RE: Revised Development Application LOC 2017-0210

Location: 4919, 4923, 4927, 4931 and 4935 – 17 Ave SW

We are in receipt of proposed development of the above lots for rezoning to MC-2 from RC-1. As this proposal will have major impact on our property which is immediately across the alley we must express strongly our opposition to such a development.

The possibility of a 5 story multiple (70+) unit complex will impact our privacy, safety, and stability that we have been privy to for 40 years. The increase of traffic and parking issues are of major concern. There is no street parking on 17 Avenue as it is a major traffic artery to downtown. This means major impact of vehicles parking in the back alley. This in turn increases the noise, air pollution and movement of multiple vehicles.

The rezoning would be catastrophic for residents immediately on Granlea Place SW. There have been 2 resident property owners moving out of our street due to the impact this will have on our quality of living in Glendale Meadows, with the possibility of more to come. Granlea Place has been a much sought after street for families both young and old. This will no longer be the case. Our property value will plummet as it will be difficult to encourage prospective buyers in this immediate area.

Access on and off of 17 Avenue will be majorly impacted as drivers seek the best shortcut in and out of the area. We already experience fast moving vehicles in the alley trying to best the traffic on 17 avenue during the rush hours.

This development is in the middle of a RC-1 designated area, NOT on a CORNER lot. The parcel is not adjacent to existing or PLANNED non-residential development. There is no real option for visitor or additional vehicle per unit to park on the parcel.

The developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the area residents to shape a development acceptable to all. It is our understanding they refer to themselves as being the "Walmart of Condos", why would they think that erecting a multiple unit quickly and cheaply be something we would invite into our neighborhood.

Should City Council consider rezoning this parcel we would ask that it be accompanied concurrently by detailed design and building permit applications so we residents know exactly what the community is getting.

There has been one meeting with the developer, out of area and on a Friday night, presenting a weak presentation of their proposal. It is our understanding that even the City Planning Department has some concerns for this proposal as they did not give a complete approval.

After your reading all the letters regarding this proposal it is our hope that council will see the detriment it will bring to our community and decline said rezoning application.

Respectively
Gus and Jan Teske
44 Granlea Place SW

4511 Grove Hill Rd. SW
Calgary, Alberta,
Wednesday, May 2, 2018.

To the Calgary City Council,

We have learned that a developer is wanting to build a multi-unit condominium structure on a piece of land that was home to five families. Very few details were available but "five floors", "multi-family" and "back-alley visitor parking" were some of the factors mentioned at the meeting on May 1st at Glendale Community Hall.

We realize that in accepting the benefits of the LRT line along 17th Ave SW, we opened ourselves up to the possibility of greater density housing – but surely not at the expense of ruining a vibrant community that has served Calgary for close to three generations!

These changes **must** be effected through careful planning and communication that shows respect for, and a certain amount of trust in, all people involved. As we understand it, neither of these pre-requisites have been present. Apparently, there has been one attempt at communication by the developer. It took place in Killarney. Almost nobody knew of it. And the planning?? Multiple rumours attest to the lack of it. *Transparency* appears to be an unfamiliar concept to this developer.

I am NOT impressed. We are NOT impressed.

We have lived in Glendale for almost 40 years. Our family was raised here. This community has contributed many fine citizens to Calgary and beyond. We hope that with your prudent guidance, its legacy will continue to flourish.

Thank you for taking the time to consider this letter.

Yours truly,



Leon & Statia Demers



To Office of Mayor and Office of the City Clerk, City of Calgary

May 2 2018

Re Proposed re zoning of lots 4919, 4923, 4927, 4931 and 4935 17th Ave SW Calgary from R-C1 To M-C2

We are against this re-zoning because the proposal to build a 100 unit Condo complex would place unbearable traffic congestion onto Gateway Drive and the back alley to these condos. The tenants of such a complex would probably have up to 100 vehicles which would have to exit via the back alley, placing horrendous traffic onto this alley and have a horrendous access problem to get to west or east bound 17th Ave. Presumably the only access to 17th Ave would be via Gateway Drive...a very dangerous intersection as it is.

There is plan to have up to 500 students attend Spanish classes at the school on Grovehill Rd., placing a huge amount of new traffic on to Gateway Dr., further exacerbating the difficult accessibility to 17th Ave.

Nor does this location have easy access to the LRT station ..especially in winter.

All in all, this proposed re zoning is very foolish and makes no common sense.

Sincerely, Ken and Helen Beckie 15 Glenview Dr SW T3E 4H4

K Beckie

Helen Beckie

May 1, 2018

Monika Smith
5347 17 Avenue SW
Calgary, AB T3E 0E8
P: 403-860-5915 E: smithpr1@telus.net

Office of the City Clerk
The City of Calgary
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Re: Council Meeting May 7, Rezoning Application

As a resident a block away from the proposed rezoning and a long term resident, like would like to comment on the application regarding the multi residential proposal.

Please note that I am not against densification. However, I do believe in a planned densification process that allows for ease of growth to the community especially regarding traffic and integration with buildings already in place is important. The community association has worked with the City for many years, as the West LRT was built and it was found to be an exciting start to some means of making a new 17th Avenue into an attractive mix of non-residential, commercial and places to live.

I disagree with this proposal.

That the five properties are in the centre of a block, rather than at the 'corners' is wrong. Increased traffic through a standard back lane with potentially 90 condo unit owners does not seem practical or sensible. A building that is over 4 or 5 stories high in a bungalow to two-story residential area is not appropriate. While there is a very modest mall and an excellent condo development of 73 homes that has been in place for over 30 years, these 'fit' into the residential area. Traffic is virtually unnoticeable because of the excellent planning done years ago not to impact the neighborhood.

As there is no guarantee that condo owners will use transit or bus, parking will be a critical factor and access to 17th Ave is already a challenge to current residents. In addition, the developer has not worked well or done good engagement work with community association or community to look at concerns or issues.

I am worried that the development could be substandard as this developer has a reputation of being the 'Wal-Mart of condo developers'. We need good quality building attractive to a diverse group of people.

I know there are developers who really talk and engage with residents and wish to fit in and enhance an area. This is the type of developer I would welcome.

Sincerely,



Monika Smith

April 29, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 - 7 Avenue SE
PO Box 2100, Postal Station "M"
Calgary, AB T2P2M5

Attention: Mayor Nenshi, Councillors and City Clerks

Re: Revised Development Application: LOC 2017-0210
and Bylaw 147D2018

We very strongly OPPOSE the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17 Avenue SW., this time to MC-2 zoning for development in our community.

The revised application is not much different from the original application and does not fit with our existing RC-1 zoning for the neighbourhood. Taking five homes from the middle of a street and building a five storey building with close to one hundred units would have a huge, negative impact on the community. A five storey apartment/condo complex being built beside single family homes does not work. Two long-time home owners have already sold their homes and are moving elsewhere because of the prospect of such a development.

The five homes where the developer proposes this complex is on a one way street. A one way street is not a standard roadway, which is a condition set by the city. Nor would this complex be adjacent to an open space/park, which is another condition set by the city.

The back alley, which is for homeowners to get in and out of their garages, would then have the traffic of a busy street, with people who would live in this proposed development, getting in and out of underground parking, which would be accessed from the alley. Traffic off 17 Avenue already short cuts through this alley to avoid traffic lights to get to their destination faster.

For those who live close to this proposed development, privacy would be gone, parking would be a major issue, traffic flow and access would be a disaster, not to mention that the value of our properties would drastically drop. No one wants that.

Please note that this proposed building backs on one side of the Granlea Place cul de sac and across the cul de sac, where entry to the cul de sac is, there is a school that the CBE has added portables to and over 500 children will be bused there daily starting this September. This is all coming into a residential area with no major thorough fare. That would more than box us all in.

Glendale is one of the communities in the city with a one lot, one home neighbourhood. Many other communities in Calgary are zoned appropriately for mega unit buildings. Developers should be advised to apply for their big scale projects in these areas that are already appropriately zoned.

As residents and home owner on Granlea Place, we have a financial investment in the community. This proposal is not mindful of our community and its' residents. Please reject the request to change the rezoning of these five homes and the proposed development application.

SINCERELY,
METRO & BONNIE STASYK
17 GRANLEA PL. SW.
CALGARY, AB T3E4K3.

May 1, 2018

Office of the City Clerk
The city of Calgary
PO Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

Re: Revised Development Application: LOC 2017-0210

We would like as residents in the community for 33 years, express our opposition to the application for rezoning five adjacent properties on 17th Avenue SW to MC-2 zoning. A development of this nature certainly brings up issues in terms of traffic access, back alley parking and privacy for neighbours. Rezoning would be catastrophic for any RC-1 resident forced to live directly beside or behind such a development of this scale in the middle of a block. It has been brought to our understanding that this application did not receive unanimous approval at the Calgary Planning Commission, so there must be concerns about the rezoning such as:

- Parcel is not a corner lot
- Parcel is not on a collector or highway standard roadway on at least one frontage
- Parcel is not adjacent to existing or planned non-residential development or multi-dwelling development
- Parcel is not adjacent to or across from existing or planned open space or park space or community centre
- Parcel is not a long or in close proximity to a corridor or activity centre

Please understand we are not against revitalization and have put support behind the Main Streets initiative along 37 Street SW.

At public open house held by the outside the community it was presented this MC-2 proposal with no concurrent detailed design or building permits so residents could know exactly what the developer is proposing.

It's our hope that council will see how this rezoning application is a detriment to the community.

Thank you,

Terry and Cathy Craigmile
12 Kelwood Place SW

Hi Jeff,

I am writing to ask for your support in defeating this land area redesignation proposal that is set for council on May 7th. I have recently moved with my young family to Glendale after years of searching for the perfect home. We zoned in on Glendale because of the uniqueness of the hamlet being mainly designated RC-1. We moved 10 blocks north from Glenbrook as a way to escape the high density that changed that community with the ever expanding duplex infills. It's rare that inner-city communities have the feel and closeness that Glendale has. To open that up to massive change with this proposal would be a scar on both the city and the community of Glendale. The specific area for this application doesn't improve the location for anyone while hindering the current residence. There is no way 45th street and 17th avenue can handle the increase to foot traffic and car traffic. My road, which is already too busy will see an uptick in people trying to skirt 45th and 17th to get through the community quicker. The foot traffic on to cross 17th to get to the C-train station will cause even more issues for both pedestrians and drivers. There is an open plot of land south of the Westbrook station where none of these issues would be present, pedestrians could get everything they want in walking distance and the c-train station is on the same side of the street. Please let me know your position on this matter.

Thanks,

Andrew Del Bucchia



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Revised Development Application: LOC 2017-02101 message

Angela Diduck <diduck52@shaw.ca>

Fri, May 4, 2018 at 9:56 AM

To: board@myglendale.ca

Cc: cityclerk@calgary.ca, Angela Diduck <diduck52@shaw.ca>

Dear Mayor Nenshi and Ms Kennedy,

As a resident of Glendale meadows since 1978, I would like to add my voice in opposing the application for rezoning the 5 residential lots are under review from RC1 to MC2.

The Glendale/Glendale Meadows Community Assoc Board letter written to your office state valid points.

To reiterate, my concerns are:

- changing the character & fabric of Glendale community as an affordable, one lot, single family neighbourhood.
- increase traffic & parking issues along back alley corridor of stated properties that will spill East to 45 Str.
- increase traffic with congestion onto Glenside, Gateway & Georgia Streets & over to Grovehill Road. Safety concerns for pedestrians, school children, school buses, cars picking up/dropping off children at the Spanish School that will have 400+/- student enrollment.
- traffic issues dealing with 17 Ave WB vehicles that need to access proposed complex with a Left hand turn.

Mindful, progressive & respectful revitalization of 17 Ave West of 37 Str may in deed be in our future, but NOT as proposed by the " Walmart of Developers" with their inappropriate large scale projects.

Respectfully,

Angela Diduck
1931 Georgia Street SW.



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Glendale Proposed rezoning bylaw request for comments

1 message

Fay Hum <rachelroberts1964@gmail.com>
To: board@myglendale.ca

Thu, May 3, 2018 at 10:26 PM

May 3, 2018

Via Email Only to Glendale/Glendale Meadows Community Association

Request for Comments

Land Use Bylaw Amendment

File Number LOC2017-0210

Location: 4919, 4923, 4927, 4931 and 4935 17 Avenue

Proposing rezoning from RC-1 to MC-2

Dear Laura Kennedy, City Clerk

I am writing to strongly oppose this proposed development and rezoning application stated above. These lots are in an existing RC-1 neighbourhood that will be adversely impacted by this size of development in the middle of a block, on a one-way street. This revised rezoning application, while marginally scaled down from an original proposal rejected by the Calgary Planning Department, remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows.

When we look at all the items we are asked to consider when providing our community feedback and input to the City regarding this application this development is inappropriate in many respects.

Community Context:

When you look around the Glendale/Glendale Meadows community it is obvious that this type of development is not in keeping with the design and aesthetics of the area. A proposed structure of this size and scale will not integrate into the street view. This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all.

Parking & Traffic:

With the development site located on a one-way street, westbound traffic flow from 17th Avenue SW would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Dr SW. A similar scenario would take place at Gateway Dr SW and other streets with in Glendale/Glendale Meadows as new residents seek the best shortcut home. The gravel Alley traffic would also increase exponentially. Most of this neighbourhood use the alley to access garages, carport and homes. Even with current usage, it has been a constant challenge for the City to maintain the gravel alleyway to be safe and accessible. Children ride their bikes and walk to school through the alley, neighbours walk their dogs and we also use the alley to walk to the LRT. With the school at the end of our street, these alleys are often used for access to drop off and pick-up children which adds to the traffic. Already highly used alley ways are going to become dangerous with the addition of a large condo development if residents are gaining access to their off street parking via the alleys. Existing parking currently in front of these five houses is limited and we cannot see how street parking could be provided for 100 additional residences.

Building Height:

An 18-meter tall building in a community that has nothing over two storey homes seems unreasonable. Light, noise and privacy will all be effected by this project. Should not these areas of concern be studied and the impacted determined before approval is given by the City?

I would support higher density redevelopment of our community that is respectful and mindful of our community. I feel it needs to be approached incrementally, and would be open to starting with changes such as RC-2 but MC-2 is a huge leap. A phased approach would garner more buy in and allow infrastructure of the neighbourhood to evolve and support the changes. I ask that you listen and respect our thoughts and opinions. As a community selected to participate in The City's "This is my neighbourhood" program this development does not make Glendale a better place to live, work and play. We hope that you will listen to our vision for the community.

This application for land use amendment from RC-1 to MC-2 should not be approved by the City.

If you have any questions about our concerns, please contact me.

Sincerely,

Fay Hum

35 Gateway Drive SW

Calgary AB T3E 4J8

fay.hum@gmail.com or 403-554-1863



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Rezoning proposal for 4919 - 4935 17th Avenue SW1 message

Chris Dilger <chris@dilger.ca>

Thu, May 3, 2018 at 10:26 PM

To: ward6@calgary.ca, board@myglendale.ca, cityclerk@calgary.ca

As a long-time community resident, I'd like to add my support to the Glendale Community Association's opposition to this proposed development.

My concerns are:

1. Inadequate planning
2. Poor precedent
3. Traffic
4. Incompatibility with neighbourhood
5. Negative direct impact on neighbours

1. Inadequate planning - the proposed zoning density does not appear to be aligned with approved long-term plans for the community, and seems driven solely by the desire of a developer to maximize profits - regardless of the negative impact on others. As stated in the GGMCA letter to you, the proposed development and zoning do not appear to meet the criteria set out for this type of development. It should not be approved

2. Poor precedent - If this proposal were to be accepted, contrary to existing norms or guidelines, the result may well be a speculative rush by developers to dismantle the community in search of profit. Approval of this development sets the precedent that the vision for the community and the residents don't matter, and the speculative profit of one developer playing outside the rules are all that does. It should not be approved

3. Traffic - There is no sensible plan for managing the increased traffic load around the proposed development. It should not be approved in its current form

4. Incompatibility with neighbourhood - The development density is too high for the neighbourhood, and the design reflects none of the neighbourhoods character

5. Negative direct impact on neighbours - Imagine living in a bungalow next to this development. I wouldn't want to - and probably neither would you. And neither should the people who currently live next door. The difference in scale is too jarring.

Please do not approve this development or this zoning density. Please work with the community association to develop a coherent plan for the community first, and then allow orderly development to follow by developers who play by the rules.

Sincerely

Chris Dilger

98 Gladys Ridge Rd SW



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Rezoning Comments

1 message

Fay Hum <fay.hum@gmail.com>
To: board@myglendale.ca
Cc: Steven Pelletier <stevenpaulinc@gmail.com>

Thu, May 3, 2018 at 10:21 PM

May 3, 2018

Via Email Only to Glendale/Glendale Meadows Community Association

Request for Comments

Land Use Bylaw Amendment

File Number LOC2017-0210

Location: 4919, 4923, 4927, 4931 and 4935 17 Avenue

Proposing rezoning from RC-1 to MC-2

Dear Laura Kennedy, City Clerk

I am writing to strongly oppose this proposed development and rezoning application stated above. These lots are in an existing RC-1 neighbourhood that will be adversely impacted by this size of development in the middle of a block, on a one-way street. This revised rezoning application, while marginally scaled down from an original proposal rejected by the Calgary Planning Department, remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows.

When we look at all the items we are asked to consider when providing our community feedback and input to the City regarding this application this development is inappropriate in many respects.

Community Context:

When you look around the Glendale/Glendale Meadows community it is obvious that this type of development is not in keeping with the design and aesthetics of the area. A proposed structure of this size and scale will not integrate into the street view. This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all.

Parking & Traffic:

With the development site located on a one-way street, westbound traffic flow from 17th Avenue SW would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Dr SW. A similar scenario would take place at Gateway Dr SW and other streets with in Glendale/Glendale Meadows as new residents seek the best shortcut home. The gravel Alley traffic would also increase exponentially. Most of this neighbourhood use the alley to access garages, carport and homes. Even with current usage, it has been a constant challenge for the City to maintain the gravel alleyway to be safe and accessible. Children ride their bikes and walk to school through the alley, neighbours walk their dogs and we also use the alley to walk to the LRT. With the school at the end of our street, these alleys are often used for access to drop off and pick-up children which adds to the traffic. Already highly used alley ways are going to become dangerous with the addition of a large condo development if residents are gaining access to their off street parking via the alleys. Existing parking currently in front of these five houses is limited and we cannot see how street parking could be provided for 100 residences.

Building Height:

An 18-meter tall building in a community that has nothing over two storey homes seems unreasonable. Light, noise and privacy will all be effected by this project. Should not these areas of concern be studied and the impacted determined before approval is given by the City?

I would support higher density redevelopment of our community that is respectful and mindful of our community. I feel it needs to be approached incrementally, and would be open to starting with changes such as RC-2 but MC-2 is a huge leap. The plans need to reflect the communities values and lifestyle choices. I ask that you listen and respect our thoughts and opinions. As a community selected to participate in The City's "This is my neighbourhood" program this development does not make Glendale a better place to live, work and play. We hope that you will listen to our vision for the community.

This application for land use amendment from RC-1 to MC-2 should not be approved by the City.

If you have any questions about our concerns, please contact me.

Sincerely,

Steven Pelletier

36 Gateway Drive SW

Calgary AB T3E 4J7

stevenpaulinc@gmail.com or 403-816-5212



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Letter to City of Calgary re:Revised Development Application: LOC 2017-0210

1 message

Roger Graham <roger.graham@telus.net>
To: board@myglendale.ca

Thu, May 3, 2018 at 8:53 PM

May 1, 2018

Office of the Mayor and Office of the City Clerk City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor Laura Kennedy, City Clerk

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

While we are not opposed to the idea of development in the Glendale community we are opposed in the strongest possible terms, to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W. to MC-2 zoning for development in our community. We would also like to make clear that we would be open to dialogue with the City and Developers to discuss and plan how to revitalize and redevelop our Community in an organized, phased approach that would be mindful and respectful of our community and progressive for all residents.

With a development of this scale, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbours are significant. And these would really be just the beginning of massive change to our neighbourhood. As the first major redevelopment proposed for Glendale, such rezoning would set the course for future similar projects along 17th Avenue S.W. It is not an exaggeration to say it would be an unmitigated disaster for every resident of our 1,100-home community; residents who chose Glendale because of its beautiful characteristics. Rezoning would be catastrophic for any resident forced to live directly beside such a development. Simple privacy for people who have lived here for decades would evaporate overnight. Neighbouring property values would plummet.

Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning like what has been proposed in the 17th Avenue Street Scape Master Plan. Once the 17th Avenue Street Scape Master Plan project has moved closer to completion a plan should be considered for 17th Avenue East of 37th Street where city planners and community stakeholders could engage in coordinated development plan.

We respectfully request that you forward this correspondence to all members of City Council in advance of the scheduled May 7 Council meeting and include this in any public correspondence package.

Sincerely,
Roger Graham
Heather Udell

May 3, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary 313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I am contacting you to let you know that I strongly oppose the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., to MC-2 zoning for development in our community. I do support thoughtful revitalization that is mindful and respectful of our community and all residents.

Here are some of the issues that this rezoning will cause:

- Turning five bungalows into 70-100 units would be radical shift from existing RC-1 zoning and would have a detrimental impact on the character and charm of our community, which we have striven to preserve.
- Issues of parking, traffic access and safety would arise:
"With this development site located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Drive SW. A similar scenario would take place at Gateway Drive SW and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially, assuming parking for 100 units is somehow available onsite – virtually impossible unless parking is buried multiple levels underground."
- Plummeting property values of homes near the complex
- Infringement on neighbouring home-owners' privacy
- such rezoning would set the course for future similar projects along 17th Avenue S.W., further degrading the value of properties in Glendale, and the further rendering of its valued qualities
- I have been informed by the Board Members of our community that, "This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all. At a meeting with the Board last summer, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and quickly." This is a

very disrespectful approach which shows a flagrant disregard, not only for our community, but for Calgary as a City.

I request that the application not be considered unless accompanied concurrently by detailed design and building permit applications so we can then consider if the proposed revitalization is worthy of consideration and potentially worthy of approval. We want to ensure that any changes or additions to our neighbourhood are enhancements and not detriments. Our communities and our city is worth this level of consideration and respect.

Please forward my concerns to all members of City Council in advance of the scheduled May 7 Council meeting and include my letter in any public correspondence package.

Thank you,

Mark Farand

Homeowner/Resident, Glendale

2215 Glenmount Drive SW

May 3, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary 313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca ; cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I am contacting you to let you know that I strongly oppose the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., to MC-2 zoning for development in our community. I do support thoughtful revitalization that is mindful and respectful of our community and all residents.

This revised rezoning application is a drastic change from existing RC-1 zoning and would destroy the fabric of Glendale/Glendale Meadows forever. A five-storey development is completely out of character and context in our single-family community. Turning five bungalows into 70-100 units would have an irreversible adverse impact on our community.

The development proposed would cause significant issues in parking, traffic access, safety and infringement upon neighbours. My husband and I chose to buy and live in Glendale because of its beautiful characteristics. Rezoning would be catastrophic for any resident forced to live directly beside such a development in lost privacy and great loss in property value. It would set a precedent that in a time will creep into and eradicate the charm and beauty that our community has strived to preserve.

Please forward my concerns to all members of City Council in advance of the scheduled May 7 Council meeting and include my letter in any public correspondence package.

Thank you,

Nancy Funke

Homeowner/Resident, Glendale

2215 Glenmount Drive SW

May 2, 2018

Office of the Mayor and Office of the City Clerk

City of Calgary

313 7th Ave. S.E.

PO Box 2100 Postal Station "M"

Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Re: Revised Development Application LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy

I would like to express my opposition to the application for rezoning five adjacent properties at **4919, 4923, 4927, 4931 and 4935 17th Avenue S.W.**, this time to MC-2 zoning for development in our Glendale/Glenmeadows community. At this time this area is zoned RC-1. The city's work on revitalizing our community is commendable but, I am concerned that not enough careful and thoughtful work has been done to determine if a five-story building is actually feasible at this particular area on 17th avenue. A development of this magnitude will cause many layers of complexity and issues for city members who need to use this road to the downtown core. As a member of this community I am wondering if city planning has requested a feasibility study of this area from the company requesting to build in this spot.

West and East bound of 17th avenue is very busy because of the vehicle and pedestrian traffic that uses this road. The design of the road way in front of these properties already causes challenges for accessing 17th avenue, because of the volume of traffic attempting to go either east or turn off left going west. Having this building structure placed at these addresses will substantially increase the number of vehicles not only attempting to park in the area but attempting to enter onto and exit off of 17th avenue.

With the fabulous addition of the c-train on 17th avenue I have certainly noticed an increase use of pedestrian traffic in our community. Pedestrian safety accessing the c-train is a concern as the population density increases with this building. Increased traffic volume always causes safety issues for pedestrians. Much restructuring of pedestrian walk way to the c-train will be required in the future.

I understand that increasing the density of our city requires us to look at other ways for people to access home opportunities. Though other increased density structures (i.e. duplexes) could be feasible here, this particular area cannot functionally sustain the size of building that this company is proposing.

As a community member I do feel that it is critical that the company includes the community of Glendale/Glenmeadows in the process of looking at what would be a feasible revitalization plan for increasing density within this area. Plopping a large structure with minimal reflection, no real structural proposal or feasibility study is only going to cause the city many unnecessary extra costs in the future.

Thank you for considering my concerns about Development Application LOC 2017-0210,

Phyllis Sawchuk

63 Gladys Ridge Rd.

403 818 0793

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk
Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

Dear Mayor Nenshi and Ms. Kennedy,

Re: Revised Development Application: LOC 2017-0210

We are writing to express our strong opposition to the application to re-zone five properties: 4919, 4923, 4927, 4931 and 4935 17th Avenue SW to MC2 zoning. This would have an extremely negative impact on the community of Glendale and Glendale Meadows.

Glendale and Glendale Meadows is a well-established stable family community where neighbours live and work together to create a respectful and community-oriented neighbourhood. It has been a single-family home community since its inception. While we recognize that neighbourhoods may change over time, we feel strongly that changes to Glendale should consider and involve the current residents of this community, and be well thought out, as part of an overall forward thinking, and attractive neighbourhood plan.

It is our understanding that a developer wishes to re-zone several lots in the middle of a residential block to allow for a 16 metre, or five-story building. This is incongruent with the one-story bungalows that are currently on that block. If approved, this magnitude of change creates an unacceptable transition from bungalow to five-story building in the middle of a residential block, which is totally out of keeping with the entire neighbourhood of Glendale. The developer, to our knowledge, has not engaged the community in its plans, nor has a plan or design been presented. Allowing for re-zoning without knowledge of the type and design of the structure that would be built would be irresponsible. There has been no consideration given to the impact on those living nearby or throughout the Glendale neighbourhood, that this re-zoning application, if approved, would have, with regard to traffic, safety, shade, privacy, and parking, etc. As well, it should be noted that while the properties in question are on 17th Avenue SW, this is actually a quiet residential road that offshoots the main four lanes of 17th Avenue.

A reckless change of this magnitude would unfairly and adversely affect Glendale and

Glendale Meadows forever. Instead, we prefer to see a plan for measured and tasteful development along 17th Avenue SW that is respectfully designed in conjunction with the residents of the community.

We urge you in the strongest terms to deny the application for the proposed M-C2 rezoning of the properties above, on 17th Avenue SW.

Sincerely,

Handwritten signatures of Kathryn Jacyna and Steve Jacyna. Kathryn's signature is on top, and Steve's is below it, both in cursive script.

Steve and Kathryn Jacyna
Residents of Glendale and Glendale Meadows

May 2, 2018

Office of the Mayor and Office of the City Clerk

City of Calgary

PO Box 2100, Postal Station "M"

Calgary, Alberta

T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Re: Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

As long term residents of Glendale/Glendale Meadows, we would like to express opposition, in the strongest possible terms, to this revised application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community.

We would also like to make clear that we do support more thoughtful revitalization and redevelopment of our community that is respectful of our community and for all residents.

This revised rezoning application, while marginally scaled down from an original proposal, remains a drastic change from the existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows forever. We welcome renewal and revitalization of this area in a more appropriate manner that would enhance and increase our property values, not severely decrease them. Turning five bungalows into a 90-100 unit 5 story development is completely out of character and context in our single family home community and would have a detrimental impact.

With a development of this scale, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbors would be significant. With this development site located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Drive S.W. A similar scenario would take place at Gateway Drive S.W. and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially, assuming parking for 100 units is somehow available onsite, buried multiple levels underground. Then there is also an issue with guest parking.

We understand that this application did not receive unanimous approval at the Calgary Planning Commission, so obviously there are concerns about this rezoning proposal within the Planning Commission itself.

Removing RC-1 lots from Calgary is an avenue to a cookie-cutter city, a model that would force those in our neighborhood to move to rural properties or suburban communities such as Cochrane, Airdrie and Okotoks for a similar lifestyle and none of us want that.

As residents of Glendale and Glendale Meadows, we voice strong and unequivocal opposition to this magnitude of development, no matter who the developer. This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all.

Should City Council deem that rezoning these properties is the right thing to do, we believe that this only be considered if accompanied concurrently by detailed design and building permit applications so everyone knows exactly what Calgary is getting.

We welcome revitalization. We encourage new residential and commercial opportunities and we support thoughtful, tasteful renewal and redevelopment in our community, particularly on the perimeter of our neighborhood. This is evidenced by our active support for the Main Streets project along 37th Street S.W. It is not our community's responsibility to come up with a proposal that the developer would find acceptable. *It is the developer's responsibility to work with the community* to consult and propose solutions that will work for all. No such conversations or consultations have happened so far.

Sincerely,

Debra & Jim Carlton

41 Glenside Drive S.W.,

Calgary, Alberta,

T3E 4K4

Chen Yao
2019 Georgia St. SW.
Calgary, AB T3E 4H3

Calgary City Council
Calgary City Hall
700 MacLeod Trail SE

April 27, 2018

Ref. Bylaw 147D2018 / File Number LOC2017-0210

Dear Calgary City Council,

I'm writing this letter to express our objection to Bylaw 147D2018 rezoning proposal. My family and I believe this proposal won't improve current City of Calgary urban design neither local resident's living quality.

As a licensed architect with strong urban design knowledge, I don't see sound planning logic to approve this proposal. The physical appearance of progressively evaluated cities are all similar globally. It's a higher density core gradually changes to lower density boundary. As an over simplified model, high rise high density buildings form the core for Calgary. Immediate next to its core should be low rise high density buildings (six to eight story buildings). Low rise low density buildings (single family is one of them) are at its outskirts. Downtown core is very easy to recognize but there is no discernable boundary of low rise high density urban fabric. This one of many so called urban sprawl problems.

In fact zoning or rezoning is not about regulations or change regulations for a specific building. It's about what life style we want to create for a group of buildings in an area. It refers to fairly large group of buildings or so called community. Sporadically locate condo or apartment buildings in single family house communities does not forge quality urban living environment.

Not only their scales are different but also their associated services / activities are different. This kind of examples happens everywhere in Calgary.

One of planning professionals' responsibilities is to create communities with homogeneous building types. Any change of density and skyline should not be led by developer's incentives. If we take a little observation at communities along 17th avenue from 37 street towards downtown, their low rise high density buildings are far from saturation. Glendale community is at inner city boundary. And city population is not at the point to require Glendale to be a high density community now. To mix different building types or buildings with different scales, usually put high density buildings into lower density building areas, is only necessary for immediate densification purpose. Otherwise to mix different building types together is considered as damage to current urban fabric. This is also considered as failure of planning or no planning. It happened already on Glendale community East boundary near intersection of 17th Avenue SW and 37th Street SW. Anybody can tell that twelve-story building is out of context. It doesn't belong there. The closeness to C-train station should not be an excuse of this proposed change since there are a lot areas close to C-train stations are under developed. A good example nearby is the areas adjacent to Westbrook C-Train station. City planning department's professional's responsibility is to improve less favored area into better living communities with developers. Not to disturb exiting attractive community.

With a little life experience, we all know that condo building life style is different from that of single family house style. As Glendale residents, my family members enjoy current single family house life style here. Its dominant 1950's bungalow houses naturally follow its topographical features. One story buildings do not challenge its natural surroundings and blend very well with their vegetation. Our tree canopies and relatively spacious front and back yards delineate a peaceful relation between human and nature. Our community's more than 60 year mature built environment plus its convenience to 45 Street C-train station are very attractive factors for everybody. I believe these are just few of many reasons to bring above mentioned change of land use proposal. Please note this lovely living environment can only be created by homogeneous single bungalow buildings. Introduce of multi-family condo will damage its current appearance. Usually developers care only their profit and don't care who will live there and how do people

live there. We, as local residents, care more about our life style and living quality. We believe Calgary City Council should do also.

Please do not approve Bylaw 147D2018 proposal and help us keep this lovely 60 year old community life style intact.

Sincerely yours

Chen Yao



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

100-Unit Condo Project in Glendale

1 message

hendrik maartens <hendrikmaartens@shaw.ca>

Thu, May 3, 2018 at 6:11 PM

To: cityclerk@calgary.ca

Cc: board@myglendale.ca

City Clerk,

One reason people choose neighbourhoods to live in is because of their character. Many people like single family residence neighbourhoods and often pay a premium to live in them. They don't want to see this aspect of their neighbourhoods changed.

Developers should choose neighbourhoods that are zoned for their development projects. They should NOT BE ENCOURAGED

to try to change the zoning of neighbourhoods that don't have the zoning that they require.

There are plenty of areas that are zoned for condominiums, they should buy development property there.

Yours truly,

Tricia and Hendrik Maartens

David & Carol Hardy
50 Glenside Dr. S.W.
Calgary, Alberta T3E 4K5

May 2, 2018

Office of the City Clerk City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5
Attention: City Clerk

Dear City Clerk:

Re: Revised Development Application: LOC 2017-0210

As you are aware, the referenced application (the "Application") relates to the rezoning of five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W. from RC-1 to MC-2 zoning for development. We are aware of the letter of opposition to the Application being submitted on behalf of the Glendale/Glendale Meadows Community Association (the "Association") by the members of the board (the "Board") of the Association. We are writing to express our full support for the letter of opposition submitted by the Board.

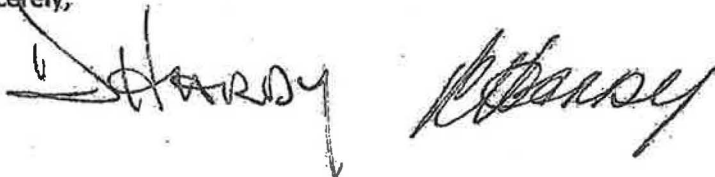
We purchased our home in Glendale Meadows in 1996, we raised our son in this neighbourhood and continue to live in our home. We have a large lot and in 2004 we completed renovations to almost double the size of our home. Many others in the Glendale/Glendale Meadows community have done expensive renovations or rebuilt homes. So far as we are aware, these improvements and rebuilds have been done in keeping with the RC-1 zoning designation in this community and we believe that zoning designation is a primary reason why most of the homeowners have chosen to live in this community.

Our understanding, from the vague parameters of the Application, is that the proposed rezoning would be significantly out of character with the Glendale/Glendale Meadows community and, for the reasons stated in the letter of opposition of the Board, we strongly oppose the application. We would oppose the Application no matter the developer. However, we understand that the developer behind the Application has shown little willingness to consult and work with the community, which only increases our concern.

Like the Board, we recognize that there must be progress, change and redevelopment. For example, although the LRT line and related 17th Ave. and Sarccee Trail overpass and interchange have caused increased noise and lessened our enjoyment of our house and yard, we did not oppose the LRT extension because of the overall benefit that the LRT development brings to the City of Calgary. Similarly, we understand the benefit of redevelopment along the LRT line (17th Ave. S.W.). However, we reiterate that such development should not be as extreme as would be permitted if the Application is approved. The development should be more in keeping with the nature of the community (perhaps something similar to two story townhouses?) and done through consultation with the community.

Thank you for your consideration of our letter.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'D Hardy' and the signature on the right is 'C Hardy'. Both are written in a cursive, flowing style.

May 3, 2018

City of Calgary

PO Box 2100, Stn. M

Calgary, AB T2P 2M5

ATTENTION CALGARY CITY COUNCIL

**RE: Land Use Amendment in Glendale (Ward 6) at Multiple Properties, Bylaw
147D2018, CPC2018-0260, 100 Unit Condominium Proposal**

Planning Department,

I am writing to voice objection to the proposed development on 17th avenue SW in the community of Glendale. I agree with the Glendale Community Association's stance that this development would have a negative effect on the neighbourhood. I support infill development to combat the problem of urban sprawl in our city, but in this case, the proposed density is not a right fit. As the area is currently single family, a series of 3 story row housing or duplex infills would be more appropriate. A large condominium is too extreme taking into account the lack of parking and greenspace. My family has lived in Glendale since 2010 and have fallen in love with the area. I believe it would deteriorate the character of the neighbourhood.

Sincerely,

A handwritten signature in dark ink, appearing to read 'K Plosz' with a stylized flourish at the end.

Kristin & Gavin Plosz

2204 45th ST SW

Calgary, AB T3E 3T1



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Revised Development Application: LOC 2017-0210

1 message

Maureen Bedard <snoopsisters@shaw.ca>
To: board@myglendale.ca

Thu, May 3, 2018 at 2:54 PM

May 3, 2018

Via Email Only to Glendale/Glendale Meadows Community Association

Request for Comments

Land Use Bylaw Amendment

File Number LOC2017-0210

Location: 4919, 4923, 4927, 4931 and 4935 17 Avenue

Proposing rezoning from RC-1 to MC-2

Dear Laura Kennedy, City Clerk

We are writing to strongly oppose this proposed development and rezoning application stated above. These lots are in an existing RC-1 neighbourhood that will be adversely impacted by this size of development in the middle of a block, on a one-way street. This revised rezoning application, while marginally scaled down from an original proposal rejected by the Calgary Planning Department, remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows.

When we look at all the items we are asked to consider when providing our feedback and input to the City regarding this application this development is inappropriate in many areas.

Community Context:

When you look around the Glendale/Glendale Meadows community it is obvious that this type of development is not in keeping with the design and aesthetics of the area. A proposed structure of this size and scale will not integrate into the street view. This developer in particular is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development that is acceptable to all.

Parking & Traffic:

With the development site located on a one-way street, westbound traffic flow from 17th Avenue SW would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Dr SW. A similar scenario would take place at Gateway Dr SW and other streets with in Glendale/Glendale Meadows as new residents seek the best shortcut home. The gravel Alley traffic would also increase exponentially. Most of this neighbourhood use the alley to access garages, carport and homes. Children ride their bikes and walk to school through the alley, neighbours walk their dogs and we also use the alley to walk to the LRT. With the school at the end of our street, these alleys are often used for access to drop off and pick-up children which adds to the traffic. Many commuters have also been know to use these alleys to get around rush hour traffic. Already highly used alley ways are going to become dangerous with the addition of a large condo development if residents are gaining access to their off street parking via the alleys. There is very little street parking currently in front of these five houses and we cannot see how street parking could be provided for this type of build.

Building Height:

An 18-meter tall building in a community that has nothing over two storey homes seems unreasonable. Light, noise and privacy will all be effected by this project. Should not these areas of concern be studied and the impacted determined before approval is given by the City?

Pedestrian Access and Pathways:

As mentioned before our alleys are often our pedestrian access in and out of our homes and around our community. The walk way that the City has provided for our crescent to access 17th Avenue is in terrible condition and unsafe to use.

We support thoughtful and measured revitalization and higher density redevelopment of our community that is respectful and mindful of our community. It need to reflect the communities values and lifestyle choices. There are reasons we all choose to live in Glendale Meadows/Glenda a RC-1 community. Please listen and respect our thoughts and opinions. As a community selected to participate in The City's "This is my neighbourhood" program this development does not make Glendale a better place to live, work and play. We hope that you will listen to our vision for the community.

This application for land use amendment from RC-1 to MC-2 should not be approved by the City.

If you have any questions about our concerns, please contact us.

Sincerely,

Joan & Maureen Bedard

14 Granlea Pl SW

Calgary AB T3E 4K2

snoopsisters@shaw.ca or 403-249-3841

David G. Higgins
45 Glenview Cres SW
CALGARY, AB T2E 4H6

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 - 7th Ave SE
CALGARY, AB T2P 2M5

Attention: Mr. Naheed Nenshi, Mayor, and Laura Kennedy, City Clerk

Re: Revised Development Application LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I am writing to express my deep concerns regarding the above development application. From the information available, it would appear that, should this application be successful, the land in question would be re-zoned to permit construction of a high-density condominium project of up to five stories in height. Unfortunately the developer in question has not been forthcoming with any specifics about their intended plans and designs, however it's safe to assume they would build to the maximum allowable limits of the zoning.

I sincerely believe that this type of development, if approved, would be entirely out of scale and character for the community of Glendale Meadows. Additionally, it would have severe impacts, visual, parking, safety, and traffic-wise among them, on the adjacent neighbourhood. I believe it will also, over the course of time, open the door to similar inappropriate developments along the length of the 17th Avenue corridor through Glendale, as well as all areas within walking distance of the 45th Street LRT station.

I realize that higher density is desirable in some instances, particularly close to major transit hubs, but surely smaller-scale developments of no more than two or three stories would be much more appropriate and much less disruptive to adjacent neighbourhoods. I also firmly believe that any non-single family developments should be confined to 17th Avenue itself to preserve the character of the surrounding residential communities.

Thank you for your consideration of my concerns.

Sincerely,



David G. Higgins

Mary Lou Higgins
45 Glenview Cres SW
CALGARY, AB T3E 4H6

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 - 7th Ave SE
CALGARY, AB T2P 2M5

Attention: Mr. Naheed Nenshi, Mayor, and Laura Kennedy, City Clerk

Re: Revised Development Application LQC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I am writing to express my concerns regarding the above development application. It appears that, should this application be successful, the land in question would be re-zoned to permit construction of a high-density condominium project of up to five stories in height. The developer that has submitted the application has not been forthcoming with any specifics about their intended plans and designs, although they indicated they would put the maximum units allowable, 92, within the limits of the changed zoning.

I have been a part of this neighbourhood for 23 years. I sincerely believe this type of development, if approved, would be entirely out of scale and character for the community of Glendale Meadows. The impact visually, the lack of parking, safety and increased traffic on 17th Avenue as well as in Glendale Meadows is significant, but this will also have an effect on the adjacent neighbourhood. I believe changing the zoning will also, over the course of time, open the door to similar inappropriate developments along the length of the 17th Avenue corridor through Glendale, as well as all areas within walking distance of the 45th Street LRT station. The residents of Glendale Meadows would like the opportunity to develop an overall plan for densification of our neighbourhood before any re-zoning happens.

I certainly understand that all neighbourhoods, especially those near the LRT will change and must change as the City of Calgary grows. Higher density is desirable in some instances, particularly close to major transit hubs, but I feel strongly that smaller-scale developments of no more than two or three stories would be much more appropriate and much less disruptive to Glendale Meadows and the adjacent neighbourhoods. I also firmly believe that any non-single family developments should be confined to 17th Avenue itself to preserve the character of the surrounding residential communities.

Thank you for your consideration of my concerns.

Sincerely,



Mary Lou Higgins

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.

PO Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

RE: REVISED DEVELOPMENT APPLICATION LOC2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I am writing to outline my strong concern with the possible redevelopment of the 5 properties located mid-block on 17th Avenue SW just west of 45th Street SW disappointment with the developer attempts at rezoning the property with limited interest in discussing or sharing plans with the community.

The limited marketing material distributed by the developer relating to the scaled down version of the development has been very misleading. The materials distributed by mail made it appear that they had approval for MH1 zoning, and were choosing to remove the main floor retail and downgrade the density of the development from MH1 zoning to MC2 zoning, when in fact the lots remain RC1 zoned.

Overall I am in favour of responsible redevelopment and understand the need for density near LRT stops. The application for MC2 zoning for this property is as it zoning change does not address the impact on the community and effects on traffic, parking, scale of development etc.

Limited information on the proposed development has been provided – the proposed zoning could allow for 3 story brownstone style walk up town houses that are found in several other great neighbourhoods (Garrison Green, Currie Barracks, and Quarry Park). However I understand it also allows for up to 5 story apartment development which could see 80 – 100 units constructed which could easily see 200 to 400 new residents in the area without thoughtful consideration on the impact to the area. Although the development is on the edge of our community across from the LRT is actually in front of a one way street requiring access to come through the neighbourhood on non-arterial roadways or in the alley which directly abuts RC1 properties

Simply put approving the zoning without more clarity on the exact plans for development is writing a blank cheque to the developer with no future checks or balances by the city or community. Candidly the past

May 2, 2018

Page 2

projects completed by the developer appear to maximize density and the number of units and provide little or no public amenities to the area. I think the development permit and building permit application should be made at the same time as any changes to current zoning are made. This process will answer the communities concerns related to traffic, parking, mid-block development which directly impacts more residents than a typical corner lot development.

Reviewing the development proposed simultaneously with the rezoning application is a fair and equitable solution to the situation. Going forward I hope to work with our community association to come up with a strategy for our community on a go forward basis. I believe preparing and approving an Area Redevelopment Plan for our community is the best plan of action. This will eliminate the need to deal with every application on a one off basis. I would have to assume council would endorse this strategy as it would allow them to focus on larger more important issues to the city than individual developments. However at this point we do not have the benefit of time to deal with the current development or other immediate applications which should all be handled as outlined above.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kent Bacon', with a stylized, cursive script.

Kent Bacon



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Revised rezoning application RC1-MC-2 4919 ,4927, 4931 ,4935 17 Ave SW1 message

Regena Brezsnyak <brez39@telus.net>

Thu, May 3, 2018 at 1:37 PM

To: Cityclerk@calgary.ca

Cc: board@myglendale.ca

Laura Kennedy City Clerk

We are strenuously opposed to this application adjacent to our property at 4939 17 Ave .

Some issues that would arise would be parking, traffic access, safety for adults and children and infringement upon neighbors' property.

These issues would be just the beginning of massive changes to our neighborhood and be the first major development proposed for Glendale.

Privacy would evaporate overnight for residents who have lived in this area for over 50 years.

It would be a disaster for any resident forced to live directly beside such a development.

Please forward this e mail to all members of City Council before the May 7 council Meeting.

Thank you

Sincerely

John and Regena Brezsnyak

DAVID and DENISE BREZSNYAK

Of

2439-24a Street SW
Calgary, Alberta

May 3, 2018 Sent via: email to cityclerk@calgary.ca and board@myglendale.ca

City of Calgary Council May 7, 2018
800 Macleod Trail SE
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: City of Calgary Council

Re: Application for Land Use Amendment (LOC2017-0210) from R-C1 to M-H1

Location (4919, 4923, 4927, 4931 and 4935 Avenue SW)

WE ARE NOT OPPOSED TO CHANGE,

We agree to Duplex development or Row house development or Brown Stones.

Some form of development that will conform to Glendale.

My parents have lived in the house at 4939 - 17 Avenue SW, right next door (to the west) of the proposed rezoning site. They are an elderly couple who have made this their home for 50+ years and raised my two brothers and myself there.

My parents are in good health and have no intention nor desire to move. They wish to age in place.

For the re zoning request has a shadow study been done? Has a fiscal impact study been done? Has a traffic impact study been done? What intersections will be most impacted? Was the studies done for both summer and winter?

We are really not sure what this developer is looking for in the design. Can you please have the developer show more details on exactly what they what to build.

Thank you,

A handwritten signature in black ink, appearing to be 'David and Denise Brezsnyak', written in a cursive style.

David and Denise Brezsnyak



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Re-zoning proposal - file #LOC2017-0210

1 message

tony campos <maacrsc@gmail.com>

Thu, May 3, 2018 at 11:34 AM

To: cityclerk@calgary.ca, board@myglendale.ca

As long time residents of the Glendale/Glendale Meadows community we are opposed to the proposed re-zoning as per file #LOC2017-0210.

Some of the concerns we have regarding the application are as follows:

1. Need for area development plan.

Re-development of single family homes along 17 ave. SW is to be expected given the enormous traffic increase. However the city must come up with a development plan for the area in consultation with the communities involved and not in a piece-mill fashion. Both the city and developer have vested interests (increased tax revenue and profits) that must be kept in-check to ensure existing residents and community values and interests are safeguarded. The overall R-C1 character of the neighborhood must be maintained.

The remaining concerns all result from point #1:

2. Appropriate re-development.

At this point we are not sure of what is proposed to be built. Apparently there is potential for 100 or more apartment units. This is a disproportionate density number, about a 20 fold increase in family residences. The size and aesthetic appearance of the development are also important as well as architectural integration with the remaining community. After all the city has very strict (sometimes excessive) restrictions for changes and renovations to existing homes.

3. Increased Traffic and parking issues.

Traffic to and from the development will significantly affect the community. There is already too much traffic through Glendale (short-cutting to and from 17 ave SW) and this will add to it, unless all access to the development is from 17 ave SW. This is also a concern for the safety of kids in the community given the many schools, parks and open areas where they play and which they access many times on their own.

Parking should be all entirely self contained without relying on street parking.

4. Lower property values.

If the re-development is not properly and tastefully done the property values will decrease. This is not fair to existing residents many of whom have spent large amounts in new or renovated homes within the community.

5. Change character of community.

A very large re-development will negatively change the friendly and peaceful character of the community.

Antonio (Tony) & Maria Campos
22 Glenfield Rd SW
Calgary, AB T3E 4J4
403-249-8143

Dear Mayor Nenshi and Ms. Kennedy,

May 1, 2018

I am writing this letter to voice my strong opposition to the application for rezoning the 5 adjacent properties 4919, 4923, 4927, 4931 and 4935 17 Ave SW to a MC-2 designation from RC-1. A 3-5 story building at this location is completely inappropriate on a street, and in a community of, single family homes. I fully understand the challenges facing our ever-expanding great city and am in support of revitalization and redevelopment when carried out in a thoughtful, intelligent, respectful and collaborative manner. However, I do not feel this application meets those criteria.

Besides the unsuitability of the size and location of the structure, I have great concerns with respect to the increased vehicular and pedestrian traffic generated from a building this size. For people familiar with this stretch of 17 Ave., there are already many challenges entering or exiting both Glenside and Gateway Drives, as well as increasing traffic congestion at 45 St SW. As this proposal is located on a one-way road, I can only imagine the traffic nightmares that will arise. I foresee the necessity of constructing a traffic light at Glenside Dr. to help address the increased traffic issues and am assuming the city has considered and appreciates the costs and work involved. The increased pedestrian traffic to the 45 ST LRT station will also have to be considered and accommodated for to ensure safety for all. I would ask the city to require the developer conduct an overall traffic impact study.

I also have great concerns with the developer's lack of engagement with community members. We have had little information with respect to building design and plans. I did attend a public open house in the fall, [which was scheduled for a Friday night (still well-attended) in an adjacent community (why not Glendale?)] but found it very vague and lacking in details or planning. They do not seem interested in working or consulting with the community, which I believe is their responsibility. I am asking the city require a Concurrent Submission Application (I believe it is called) so that everyone has clear knowledge and access to detailed designs and building permit information, which has been sorely lacking so far.

As a resident of Glendale Meadows for almost thirty years, I have deep emotional, financial and social ties here. I recognize and appreciate the incredible community I have been lucky enough to raise my 5 sons in. While I would like nothing more than to see things stay the same, I also acknowledge the need for thoughtful, tasteful and measured revitalization and redevelopment. Unfortunately, this rezoning application is none of the above and I remain strongly opposed.

Sincerely,

Lori Bullock

59 Gladys Ridge Rd SW

Calgary, Ab, T3E 4H9



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Letter to Calgary City Council

1 message

CamSusanne <cambarr@shaw.ca>

Thu, May 3, 2018 at 9:04 AM

To: board@myglendale.ca

Dear Calgary City Council,

We are writing to you as we would like to express our concerns and disapproval with the proposed land use application/rezoning for 17 Avenue SW.

As residents of Glendale, we are aware that our inner city location and proximity to the LRT station are valuable. We are also realistic that redevelopment to support increased density and revitalization are in our future. We have shown our support for urban development by engagement with the Main Street Project along 37th Street SW.

The current rezoning application before council will set the tone for all future redevelopment in Glendale. This is an important milestone for our community. As an engaged community we do not want a carte blanche approval passed only to see a structure erected which is not in keeping with our community values. We would value the ability to work with the developer to create the foundation for future development.

Unfortunately the current developer has been unable to provide specific plans for the property. They have not actively engaged the community nor provided sufficient answers to our questions. As a result we can only speculate how increased traffic in our neighborhood and along 17th Avenue SW will impact traffic patterns, parking and maintenance of the back lanes. The impact of the development on shading, sound and privacy of surrounding properties is unknown as well.

We do not support the current land use application on the basis that such an important beginning first step in redeveloping our area be inclusive of the community, be a transparent process and that all parties can be engaged to reach a mutually agreed upon plan. The current application before the city does not meet these important criteria.

As residents of Glendale, we do not support the current land use application/rezoning for 17th Avenue SW.

Sincerely,

Cam and Susanne Barr

Sent from my iPhone

Michael Sander
37 Glenside Drive SW
Calgary, AB T3E 4K4
May 1, 2018

To whom it my concern:

I am writing to express my concerns about the land use application in Glendale between 4919 and 4935 17th Avenue SW. In its current state, I believe the proposal is a poor fit for the street and neighbourhood. It would have a significant negative impact on the character of our community by adding monolithic, non-contextual density and I do not believe it fits with the spirit of the Main Streets initiative. Though I understand the proposal is for a land use designation, I hope my thoughts will be considered in the event that the development permit is also heard.

I strongly support the need to increase density for economic and environmental sustainability, both in Glendale and across Calgary. However, the MC-2 designation is a dramatic departure from the context of an area of single-family bungalows. To the immediate east, west and north sides of the proposal a 70-unit building would tower over single-family dwellings and have a brutalist effect on the area. I embrace the need for transit-oriented development and understand the limitations of a redevelopment proposal, but the recent departure from stated development intent at the Westbrook LRT has my neighbours and I gravely concerned about making sure the first rezoning in our area is done right and builds trust with the community.

I believe that a M-CG district rezoning would be much more in keeping with the residential feel of the neighbourhood. A contextual grade-oriented development would allow significant increase to density and give new neighbours access to the LRT and affordable housing at grade in our growing community. This designation would drive the setbacks and height variances that are appropriate and encouraged in such close proximity to single-family dwellings. Crucially, it would help allay the fears of my community and empower us to be more engaged and constructive; I sincerely believe that getting this first development right will go a long way to winning support for further redevelopment that is likely inevitable.

I appreciate your consideration of this proposal and thank you for your time.

Sincerely,

Michael Sander



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Glendale 100-Unit Condo Proposal

1 message

Wendell Koning <Wendell.Koning@gov.ab.ca>

Wed, May 2, 2018 at 11:22 PM

To: "cityclerk@calgary.ca" <cityclerk@calgary.ca>, "board@myglendale.ca" <board@myglendale.ca>

Based on the information and instructions provided at the evening meeting at the Glendale Community Hall, last night, May 1, I have the following key comments.

I am not against densification, but a condo development of 5 stories is too disruptive to the existing community (increase in traffic in the adjoining streets, reduction of privacy, loss of adjacent property values). Currently there is a nearby condo development of 2 stories. I would accept a 3 story development at that site, not higher.

Thank you

Wendell Koning, Regina Landwehr

1937 Green Ridge Rd SW

Calgary

T3E 4B2

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

May 2, 2018
Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor
Laura Kennedy, City Clerk
Via e-mail: themayor@calgary.ca;
cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

As long-time residents of Glenmeadows Community, we would like to express our strong opposition to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Ave S.W. for development in our community.

Turning five bungalows into 90-100 units would have a very negative impact on our community. To locate a huge new development in the middle of the block on a one-way street seems very misguided. As the first major redevelopment proposed for Glendale, such rezoning would be a precedence for future similar projects along 17th Ave S.W. Currently, Glendale and similar communities provide an oasis within the city for people looking for an affordable one-lot, one-home neighbourhood. Dozens of other communities in Calgary are zoned appropriately for this type of megaplex proposal. Developers should be encouraged to seek out land with appropriate zoning. Removing RC-1 lots from communities where they are successful does not make good sense.

A development of this scale will result in many significant negative issues. Since this development site would be located on a one-way street, westbound traffic flow from 17th Avenue S.W. would create an obvious road hazard with a significant increase in left turns across two lanes of free-flowing eastbound traffic to access the development via Glenside Drive SW. A similar scenario would take place at Gateway Drive SW and other streets within Glendale as new residents seek the best shortcut home. The gravel alley traffic would also increase exponentially. Pedestrian traffic to cross 17th Ave to access the LRT station will also increase exponentially and to ensure pedestrian safety, it will likely result in the need for costly modifications such as a pedestrian cross walk over 17th Ave SW.

I cannot imagine the parking nightmare that will result. Even with underground parking for unit holders, there is little to no street parking available. The back alley would become a quick stop-off point for visitors or the unit holders and will create significant

risk for pedestrians and inconvenience for current community members backing on to this development.

Just a few other issues that we anticipate with this project include loss of privacy and the risk of plummeting property values. There will ultimately be a drop in the high quality of life in this mature neighborhood where everyone knows everyone. A large condo complex in this neighborhood will not blend in with the flavor of the community.

We support thoughtful and measured revitalization and redevelopment of the community and understand that it is necessary. It must however be mindful and respectful of our community and there must be compromises from both sides, so that community members and developers can be satisfied with the end result. It occurs to us that the potential developer is not promising any type of accommodation that would blend with our community, nor has there been any significant consultation with the community to help shape a development

that is acceptable to all. At a meeting last summer, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and quickly. That does not sound like this is a developer who has any interest in collaborating with the community to achieve a development that we can all be proud of. We are not confident that granting this application will result in a quality project that would enhance our community or our city. In fact, we worry that the exact opposite might happen.

We understand that this application did not receive unanimous approval at the Calgary Planning Commission, so obviously there are concerns about this rezoning proposal. We applaud your hesitancy to grant approval for this project. It occurs to us that there should be a traffic impact study done in order to understand the ramifications of the project. We believe it is developer's responsibility to work with the community to consult and propose solutions that will work for all.

We understand that change must occur as our city continues to grow. We hope and believe that opinions of individual home-owners in a modest community should be considered so that this project will be modified significantly to ensure that it will be a positive addition to our Glendale and Glenmeadows communities.

Yours sincerely,

Sandy Vigrass
Randy VonHagen

Sandy Vigrass
Randy Von Hagen
(18 Granlea Place SW)

CC: Councillor Jeff Davison,
ward06@calgary.ca



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Glendale 100-Unit Condo Project

1 message

b.olson@telus.net <b.olson@telus.net>

Wed, May 2, 2018 at 9:50 PM

To: cityclerk@calgary.ca, board@myglendale.ca

Hello, this email is to express our disapproval for the Glendale 100-Unit Condo Project proposed at 4919,4923,4927, 4931 & 4935 17 Avenue SW Calgary.

Regards,

Brandon & Carly Olson
31 Glenview Dr SW Calgary

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

As a 13 year resident of the Glendale Community, I would like to express my opposition, in the strongest possible terms, to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community.

While I feel this particular proposal is a poor addition to our community, I welcome revitalization and encourage new residential and commercial opportunities. I also support thoughtful, tasteful renewal and higher density redevelopment, particularly on the perimeter of our neighbourhood. This is evidenced by our active support for the Main Streets initiative along 37th Street S.W. where higher density applications are already on the table.

Please reject this massive development as it is a drastic change to our current zoning and does not follow suit to the community we have invested in and plan to continue to invest in the coming years.

Thank you.

Lisa Taylor
4112 19th Ave SW
Calgary AB T3E 0G6

May 2, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

As a 13 year resident of the Glendale Community, I would like to express my opposition, in the strongest possible terms, to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community.

While I feel this particular proposal is a poor addition to our community, I welcome revitalization and encourage new residential and commercial opportunities. I also support thoughtful, tasteful renewal and higher density redevelopment, particularly on the perimeter of our neighbourhood. This is evidenced by our active support for the Main Streets initiative along 37th Street S.W. where higher density applications are already on the table.

Please reject this massive development as it is a drastic change to our current zoning and does not follow suit to the community we have invested in and plan to continue to invest in the coming years.

Thank you.

Chad T. Taylor
4112 19th Ave SW
Calgary AB T3E 0G6

May 1, 2018

Office of the Mayor and Office of the City Clerk
City of Calgary

Re: LOC 2017-0210 Development Application

Dear Mayor Nenshi and all the members of City Council,

As residents of Glendale Meadows for 28 years we would like to express our opposition to the application for rezoning of the five properties located from 4919 to 4935 on 17th Avenue SW to MC-2 zoning. Although the application has been slightly scaled down from its original proposal of a five storey development is completely out of character for our single family community.

As we support redevelopment in the community it should be with the best interest and safety of its current and future residents. The Carlisle Group has not provided any information on the scope of the development, how the increase in traffic will be managed, what the plan for resident and visitor parking will be, how the building will be accessed from 17th Avenue going west and the impact to the residents around the development just to name a few. As this is the first major redevelopment proposed in our community, such rezoning would set precedence for future developments. It is our understanding that when the study was done for the west LRT the community agreed to "medium Density – stacked townhouse" designation. Far from the MC-2 proposal of an 18 metre high building.

In addition to the proposed development there will be a significant increase in traffic on Glenside Drive, Gateway Drive and Grovehill Road due to the Glenmeadows School going from 250 to 500 plus students. There is a concern for the safety of all students, teachers and residents with increased bus and vehicle traffic.

We urge City council to reject the current application and if it feels that rezoning these properties is the right thing to do, we ask that it only be considered if accompanied by detailed design and building permit applications so we know what exactly is going to be built.

Respectively yours,

Elizabeth and Gregg Little
46 Granada Drive SW

403-620-9081



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Glendale/Glendale Meadows Resident feedback RE: 17 Ave proposal

1 message

Dennis Fran <dennisfran7@hotmail.com>

Wed, May 2, 2018 at 9:04 PM

To: "board@myglendale.ca" <board@myglendale.ca>

Thank you for the opportunity to send my feedback and concerns regarding the application to re zone five properties on 17Ave SW that are on the boarder of Glendale. My husband and I purchased our residence on Grove Hill Road 14 years ago for its small town feel. It has been a wonderful place to live. We understand that the proposed re zoning on 17th ave SW, to incorporate more high density housing in communities is happening in Calgary and will impact communities such as Glendale. Our concern as a family is the re zoning application made and the potential impact moving from R-C1 lots to M-C2 zoning would have on our community.

Traffic is already an issue in our community with drivers cutting through the community to avoid the traffic light on 45 st and 17 ave SW. If a large unit is built in our neighbourhood this will further add to the traffic problems encountered. It is my understanding that no traffic impact study was conducted by the developer. This is something that we would expect as a community members to ensure the safety of people both driving, biking and walking in our community. For a number of years my husband walked daily to the 45 C - Train with many accounts of nearly being hit by cars trying to beat the light in the 45st/17 ave intersection. With the addition of a large scale housing development this would further add problems to our already concerning traffic issues in Glendale and potentially put more people at risk of being hit.

No shadow study was conducted by the developer. We feel this is important to demonstrate that the location and height of a proposed development, will not cause undue shade on the land, and on surrounding buildings and, private and public open spaces. This also includes the roadway and alley.

Furthermore the developer that has submitted this application has not consulted with the residents of Glendale/Glendale Meadows community for their input and recommendations. As residents we are concerned that a M-C2 zoning is not in the best interests of our community. As residents we would be open to R-C2 zoning with ongoing consultation with a developer on any proposed building/development. As residents we are not opposed to redevelopment in Glendale however this needs to be done with consultation from the community and measured gradually to blend in with the existing neighborhood rather than building large structures right away.

Thank you for your consideration.

Francine Abma
Grove Hill RD resident
Shad

Sent from Outlook



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

LOC2017-0210

1 message

ina franks <ina.franks@shaw.ca>
To: cityclerk@calgary.ca
Cc: board@myglendale.ca

Wed, May 2, 2018 at 8:05 PM

To whom it may concern

I am opposed to the proposed rezoning of the five lots on 17 Ave S.W.

With the influx of the 500 students coming to the Spanish School on Grove Hill Road S.W., this September,
There will be an overflow of traffic in our NEIGHBORHOOD.

A smaller development would be more presentable to this Glendale area.

Thank you

Yours truly

Ina Franks

1935 Georgia St. S.W.,

Calgary, A.B. T3E 4H3

Phone 403-249-4034.

April 2-2018

Paul & Andrea Murphy

2003 Georgia ST SW , Calgary T3E 4H3

(403)252-1463 murphy.family@shaw.ca

Re; Zoning Proposal for 4919, 4923, 4927, 4931, & 4935 17tgh Avenue SW /

Glendale Community

Hello,

We are writing to voice our concerns over the proposed review of Calgary City Council for an application of development of the above lots off 17th Avenue SW. The information we have received is the submittal may be for M-C2 zoning, realize that the initial application from the developer was rejected earlier and this is the follow up application, from our attendance at our Glendale Community meeting last night ***we strongly oppose the application based upon a lack of information from the developer of exactly what they are applying for and the zoning required to be acceptable for our Glendale Community.*** At this point there does not seem to be a plan or vision of this project from the developer but merely an attempt to get the most favorable zoning requirements with little or no effort.

My wife Andrea and I are not opposed to a higher density within the Glendale Community moving forward but the limits of permitting and zoning density plan should be discussed with all parties involved. (City Council, Developers, Glendale Community Association & residents of our community, along with the City Planning Dept.) An outline of the zoning changes should first be agreed upon between the City of Calgary and our Glendale Community, areas of the community should be identified as development areas for re-zoning as to complement our community and not divide it. I was disappointed to learn of the frustration from our community board members the lack of follow up answers or reply from the City of Calgary to their inquiries over the last year regarding development within our community and increased density.

We strongly feel that in order to have a successful density redevelopment within Glendale community there needs to be a development plan in place, this would give all parties involved a better understanding of the direction and development guidelines required moving forward. If the City of Calgary wants to be considered a world class municipality then it needs to step up to the plate and become better engaged and involved.

My concern is the one off proposals from developers in the community like this application is time consuming for all parties involved and they do not seem to be concerned with City guidelines (PUD), traffic concerns, Communities they impact, etc.

Thank you City of Calgary Council members for your time to review our Glendale Community's concerns

Regards , Andrea & Paul Murphy



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Revised Development Application: LOC 2017-02101 message

PowerWest <powerwest@gmail.com>

Wed, May 2, 2018 at 2:22 PM

To: cityclerk@calgary.ca

Cc: board@myglendale.ca

Office of the City Clerk
City of Calgary
313 7th Ave. S.E.
PO Box 2100, Postal Station "M"
Calgary, Alberta T2P 2M5

Attention: Laura Kennedy, City Clerk

RE: Revised Development Application: LOC 2017-0210

Dear Ms. Kennedy:

I would like to add my voice to those of my neighbours in objecting to the rezoning of five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W. to MC-2 zoning.

While I support planned diversification and densification such as the Main Streets initiative along 37th Street and 17th Avenue, this proposal would be a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows. I welcome renewal and revitalization of this area in a measured and appropriate manner, however, a building development of over 3 stories seems out of character and context in our single-family community.

A development of this scale would surely cause issues to arise in terms of parking, traffic access, safety and infringement upon neighbours. This could be the beginning of an extensive change to our neighbourhood and as the first major redevelopment proposed for Glendale, such rezoning would set the course for future projects along 17th Avenue S.W.

Like my neighbours and the Glendale Community Board, I encourage new residential and commercial opportunities and I support thoughtful, tasteful renewal and higher density redevelopment, particularly on the perimeter of our neighbourhood. However I would like the City of Calgary and Council to reject this proposal until an area development plan is completed and/or the proposed developer submits a proposal for the actual building including impact on neighbouring properties, traffic & parking impacts and safety considerations.

Please forward this letter to all members of City Council in advance of the scheduled May 7 Council meeting and include this in any public correspondence package.

Sincerely,

Chris Brothers
2228 Glenmount Drive SW
Calgary

May 2, 2018

Office of the Mayor and Office of the City Clerk

City of Calgary

313 7th Ave. S.E.

PO Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor

Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I, Angela Bacon, a member of the Glendale community would like to express my opposition, in the strongest possible terms, to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community. I would also like to make clear that I support thoughtful and measured revitalization and redevelopment of our community that is mindful and respectful of our community and progressive for all residents. This revised rezoning application, while marginally scaled down from an original proposal rejected by the Calgary Planning Department, remains a drastic change from existing RC-1 zoning and would alter the fabric of Glendale/Glendale Meadows forever. I feel a five-storey development is completely out of character and context in our single-family community. Turning five bungalows into 90-100 units would have a detrimental impact on our community.

I feel that a development of this scale, would cause parking, traffic access, and safety issues to immediate and surrounding neighbors. This would be a massive change to our neighbourhood. I fear this could be the beginning of a long list of redevelopments proposed for Glendale, and fear that the reasons I chose to live in this community would be gone. I chose to live in the community because of its character and because it is a QUIET community. I have lived in the community now for over 10 years and have stayed because it is such a great community to live in. I feel comfortable allowing my 6 and 8 year old sons to play about in the community with their friends because it is safe and quiet. I fear that a 100 unit complex would cause a significant increase in people and vehicle traffic to the community causing our safe, quiet, and peaceful community to become over populated and no longer a place I love to live in.

I currently live at 4116 Grove Hill Road and my husband and 2 boys love the area so much we purchased the very old run down house at 4108 grove hill road which we plan to tear down and build our dream home. During this process we plan to be respectful to our neighbors and build something that fits in

well with the community. It is important to keep the feel and character of this community and I feel we all need to do our part to keep Glendale as the best community in the city!

It sounds to me that the change in use is too vague without knowing what will be built. Maybe a 3 story walk up development would be more reasonable and fit in our community, not a 100 unit building. My opinion is that the development/building permits should be applied for concurrently with the change of use to give all of us in the Glendale community more certainty on the developer's plans.

Sincerely,

Angela Bacon

Glendale resident

May 2, 2018

Office of the Mayor and Office of the City Clerk

City of Calgary 313 7th Ave. S.E.

PO Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca

Re Revised Development Application: LOC 2017-0210

Dear Mayor Nenshi and Ms. Kennedy,

I, Murray Gunn, would like to express my opposition to the application for rezoning five adjacent properties at 4919, 4923, 4927, 4931 and 4935 17th Avenue S.W., this time to MC-2 zoning for development in our community. I am fully aware that there will be future residential density increases along 17 Ave now that the LRT has been constructed. I welcome renewal and revitalization of this area in a measured and appropriate manner. However, a five-storey development is completely out of character and context in our single-family community. Turning five bungalows into 70-100 units would have a detrimental impact on our community.

With a development of this scale, the issues that would arise in terms of parking, traffic access, safety and infringement upon neighbours are significant.

I'm concerned that if approved this development application may set a precedent for future development along 17 Ave. It's

my opinion that a row of 5 storey apartment buildings would be completely out of character for the Glendale-Glendale Meadows community.

As a property owner in Glendale and Glendale Meadows, I voice strong and unequivocal opposition to this magnitude of development. The developer has made very little effort to inform community residents on their plans for development. At a community board meeting last summer, the president of the development company described their operation as "the Wal-Mart of developers," erecting as many units as possible in as short a time as possible to sell off cheaply and quickly. This self-serving attitude is very alarming.

Should City Council deem that rezoning these properties is the right thing to do, I insist that this only be considered if accompanied concurrently by detailed design and building permit applications so everyone knows exactly what Calgary is getting.

I respectfully request that you forward this correspondence to all members of City Council in advance of the scheduled May 7 Council meeting and include this in any public correspondence package.

Sincerely,

MURRAY GUNN

4508 Grove Hill Road S.W.

Calgary, Alta, T3E-4E8

murraygunn@shaw.ca

CC: Councillor Jeff Davison, ward06@calgary.ca



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

(no subject)

1 message

Peggy <jkontko@telusplanet.net>
To: board@myglendale.ca

Wed, May 2, 2018 at 11:20 AM

I am writing to express my concern over the proposed change of zoning for five lots on 17th avenue SW., within the community of Glendale Meadows. I am an original member of the community and have always appreciated and enjoyed the fact that it is a unique and special area, in a city that has grown far beyond it's boundaries when this neighbourhood was new.

Our community has always consisted of homes that are well cared for, well maintained, and have exhibited a pride of ownership. Many have been renovated, up-dated, enlarged and therefore this has remained a desirable area for families seeking a new location. We, of course, wish it to remain a highly sought out area and an asset to the city.

> This change of zoning, if granted, will be the first big change to the residential part of our community. It will no doubt influence futures changes and development in the area and is deserving of careful thought and planning. Therefore, it is important that a change not be made without considering what type of development will be put on that property. We cannot know what the impact will be to the immediate neighbours or to the community at large without this knowledge, and without all the necessary studies associated with the proposed building or buildings being done. Change may be good, but not change simply for the sake of change.

The developer who has an option on these lots has apparently indicated that they have no desire or intention to work with the community, keep us informed or listen to any input we might contribute. Those of us who live in the community have many concerns regarding loss of property value, increased traffic, loss of privacy to those in the immediate area and consequently a change in the general fabric of the community.

The Community Association and the Board of Directors of Glendale/Glendale Meadows have always endeavoured to work with the City on any matters that impact our community. We wish to continue this cooperation and feel that it is important that our vision of how we want our community to change and develop should be a major consideration in any rezoning or redevelopment.

It is my hope that city council will consider more than the immediate chance for densification, but also the eventual impact to a cohesive neighbourhood, when this application to rezone is voted on by council.

Yours truly
Margaret L. Ontko

Sent from my iPad

May 2, 2018

Office of the Mayor and Office of the City Clerk

My name is Janice Kennedy and I have lived at 4 Grove Hill Place SW for 20 years. In those 20 years there have been many changes to the neighborhood. To date the biggest has been the LRT. It was a scary change for the neighborhood but with much consulting and input it has become a well-designed, vital and welcomed change. I am confident to say that Glendale residents are not opposed change. Thoughtful and measured revitalization and redevelopment that is mindful and respectful of our community is what we are asking for. On either side of my residence both houses have been torn down and rebuilt into very lovely homes with very lovely people living in them. Within 100m of my home there are at least 5 new housing projects going on. These new homes bring new life to the community because they are designed to fit into the neighborhood. Many people are moving back to the community because it is such a good place to live. Children who grew up here are moving back to raise their families.

In regards to the new land use application LOC 2017-0210. We are fighting an unseen foe. The developer does not even own the land yet is asking the city to approve a change to MC-2 zoning sight unseen of any proposed building plans other than it will be at least 5 stories high. This developer has made it clear to the community association that it has no intention of working with the community on the design of the building once they get the approval. They are proudly saying they are the Walmart of developers. This does not give any of us a good feeling about what they are going to build. There are no impact studies, no designs, absolutely nothing from the developer. Basically a take it or leave it attitude.

The community is not opposed to change. We know change is coming. We want to work with the developer and the city to ensure the integrity of our much cherished community. We believe we have the right to at least be consulted and have a voice in how our area moves forward. There are many issues about this application that need to be addressed.

- 1) The proposed five-story building is out of character and context with the surrounding area
- 2) Parking, traffic access, safety, infringement on existing homes and values
- 3) The first major development needs to set a standard for future developments
- 4) The proposal fails to meet five of eight conditions set out in the infill development rules (PUD-2016-0405)
- 5) The community and City agreed in 2009 that "medium density – stacked townhouse" designations were appropriate for areas like this
- 6) The developer has done no work to show the City or the community their plans.

At the very least we are asking that at this time the City does not approve the application until the developer can present concrete designs and building permits that include impact studies and will commit to work with the community on the development.

Yours truly

Janice Kennedy

May 2, 2018

SENT VIA EMAIL

City Hall
Calgary, AB

Dear Sir/Madam:

Re: 100-unit condominium project in
Glendale/Glendale Meadows

As a resident of Glendale/Glendale Meadows, I would like to state that I am against a 100-unit condo project being proposed for the neighbourhood.

There are very few neighbourhoods on the east side of Sarcee that are only single family homes; Glendale/Glendale Meadows is one of them and this makes our neighbourhood unique.

I am also very concerned about the traffic implications it will have on the part of the neighbourhood this project is being slated for. That intersection is already a busy one and to add a condo building would just add to the already terrible congestion 17th Avenue experiences with the traffic coming from Signal Hill. I am concerned this will only push more traffic into the neighbourhood where there are numerous parks and schools with lots of kids mulling about.

I really do not agree that in every neighbourhood there should be large developments. What makes Glendale/Glendale Meadows unique is how it currently is.

Regards,


Michelle Zizek



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Proposed Development Application

1 message

Neil Opthof <neil.opthof@live.com>

Wed, May 2, 2018 at 8:21 AM

To: "board@myglendale.ca" <board@myglendale.ca>

May 2, 2018

Office of the Mayor and Office of the City Clerk City of Calgary

313 7th Ave. S.E.

PO Box 2100, Postal Station "M"

Calgary, Alberta T2P 2M5

Attention: Naheed Nenshi, Mayor Laura Kennedy, City Clerk

Via e-mail: themayor@calgary.ca; cityclerk@calgary.ca Re Revised Development Application: LOC
2017-0210 Dear Mayor Nenshi and Ms. Kennedy,

Although we welcome revitalization in our community of Glendale and understand that there is a need for increased density within the inner city communities we object to the above noted development. The development as proposed by the developer (self described as the "Walmart" of developers—building inexpensive units within a short period of time) is incongruent within this setting. This community is R1 and a large residential complex at this particular location will cause significant issues—increased traffic on a residential street already being used as a "cut through" option to access 45th ST. south: inadequate visitor parking will result in back alley parking which will significantly impact adjacent neighbours, increased traffic issues on 17th Ave as new residents will be turning on to Gateway Drive to access their building. The scale of this proposed building is not within keeping with the current community.

We would support a development that includes options such as Brownstones or a higher end low rise (2-3 story) apartment building but not "Walmart" style building where the goal is to make money and get out.

Thank-you for your consideration. Neil Opthof

To: City Council

Re: Rezoning Application on 17Ave SW in the community of Glendale

I would like to express my concern with the rezoning application for a section of 17th Avenue in our community of Glendale SW Calgary.

I have concerns regarding safety for the children who attend the 3 schools in our community, and the children who cross at 45th Street and 17th Avenue to reach the junior high school in Westgate. Traffic on 45th Street is already an issue .

We moved to Glendale because it is RC-1. We used to live in Killarney and we had multi-unit homes on either side of us. Parking and noise were always an issue so we moved to Glendale to raise our family.

I think that the RC-1 neighborhoods in Calgary need to be preserved and protected from zoning changes. They are a part of Calgary's history and should not be torn apart. There are communities nearby that have been planned for higher density and when it is planned it looks cohesive.

Let the higher density buildings be built in the areas zoned for that development and protect the few inner city RC-1 communities that are left so there is choice for all citizens of Calgary. No choice means more sprawl as not everyone wants to live in a high density community.

Please don't allow the zoning change.

Judy Mackenzie

GLENDAL/GLENDAL MEADOWS

Application for rezoning #LOC2017-0210

Our home in **GRANLEA PLACE** is adjacent to this proposed rezoning application.

We strongly oppose the proposed rezoning of five single family houses (R-C1) on 17th Ave to High Density (M-C2) which allows a possible five story apartment structure.

This rezoning application is a carbon copy of the previous application from the Carlisle Group for the same site. City Planning rejected that application. All the same reasons for rejecting the first application are still in place for rejecting this second application.

This proposed redevelopment is still outside the Planning Priority Area as identified by the West LRT Land Use Study for the 45th Street LRT Station. Also since there is no plan in place for development surrounding the 45th Street Station including 17th Ave east to 38th Street and 17th Ave west until Gateway Drive there should not be any piecemeal development. Allowing the development would be a rejection of the Study and is certainly poor planning.

Phase two of the West LRT Land Use Study states: "appropriate land uses, density and building forms that can allow for varied and comprehensive redevelopment opportunities that are **SENSITIVE** to the adjacent single detached area."

Also from the West LRT Land Use Study: "The 17th Ave Corridor will include the application of new land use districts that meet the vision for a more pedestrian created mix-use street. It may include the increasing of densities at limited locations where it is most appropriate and can be **INTEGRATED INTO THE FABRIC OF THE EXISTING NEIGHBOURHOODS.**"

This proposed rezoning shows no sensitivity to the adjacent R-C1 single family land holders. The requirements for M-C2 that I obtained from the city states: **where a proposed development is adjacent to a shared property line where the zoning is R-C1 the maximum elevation shall be 11 metres.** How then can the city justify allowing a possible 16 metre structure immediately on the other side of the property line?

Such a development would likely bring about other piecemeal development applications in the Glendale/Glendale Meadows community which would soon lead to destroying a first class single family community.

M-C2 zoning as herein requested is an acceptable zoning for transit/transportation nodes not for a development sandwiched in amongst a number of single family homes zoned R-C1.

Increased development is a fact of life in Calgary these days. If one accepts that premise then do it right. Good planning would not countenance a six story structure to abut a single family community. A two story townhouse development would be more in character adjoining a single family community.

Allan and Barbara Millar

56 Granlea Place SW

May 1, 2018

Monika Smith
5347 17 Avenue SW
Calgary, AB T3E 0E8
P: 403-860-5915 E: smithpr1@telus.net

Office of the City Clerk
The City of Calgary
P.O. Box 2100, Postal Station 'M'
Calgary, Alberta T2P 2M5

Re: Council Meeting May 7, Rezoning Application

As a resident a block away from the proposed rezoning and a long term resident, like would like to comment on the application regarding the multi residential proposal.

Please note that I am not against densification. However, I do believe in a planned densification process that allows for ease of growth to the community especially regarding traffic and integration with buildings already in place is important. The community association has worked with the City for many years, as the West LRT was built and it was found to be an exciting start to some means of making a new 17th Avenue into an attractive mix of non-residential, commercial and places to live.

I disagree with this proposal.

That the five properties are in the centre of a block, rather than at the 'corners' is wrong. Increased traffic through a standard back lane with potentially 90 condo unit owners does not seem practical or sensible. A building that is over 4 or 5 stories high in a bungalow to two-story residential area is not appropriate. While there is a very modest mall and an excellent condo development of 73 homes that has been in place for over 30 years, these 'fit' into the residential area. Traffic is virtually unnoticeable because of the excellent planning done years ago not to impact the neighborhood.

As there is no guarantee that condo owners will use transit or bus, parking will be a critical factor and access to 17th Ave is already a challenge to current residents. In addition, the developer has not worked well or done good engagement work with community association or community to look at concerns or issues.

I am worried that the development could be substandard as this developer has a reputation of being the 'Wal-Mart of condo developers'. We need good quality building attractive to a diverse group of people.

I know there are developers who really talk and engage with residents and wish to fit in and enhance an area. This is the type of developer I would welcome.

Sincerely,



Monika Smith



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Fwd: Proposed development at 4919, 4923, 4927, 4931, 4935 – 17th Ave SW

1 message

Chris Webster <cgwebster66@gmail.com>
To: cityclerk@calgary.ca, board@myglendale.ca

Tue, May 1, 2018 at 12:32 PM

To: City of Calgary Council

Re: Proposed development at 4919, 4923, 4927, 4931, 4935 – 17th Ave SW

As a resident of the City of Calgary and currently living in the community of Glendale, I would like to raise my concern and opposition to this proposal by referencing the Municipal Development Plan ("MDP") as consolidated / dated August 2017.

The proposal is out of context for Glendale, nor does it adhere to many of the principals of the MDP, and specifically "does not reinforce the character nor aid the stability of the existing neighborhood". The MDP goes on to say "To the greatest extent possible, new development should be integrated in to the fabric of the surrounding community". While some level of higher density makes sense in the context of TOD and the 45th street C-Train station, "attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment" (2.3.2 Respecting and enhancing neighborhood character)

Glendale is marked as an Established Community and as such I would refer you to both 3.5.3 a) which references 'modest', b) where focus should be on the activity center and d) that community support should exist.

None of these guidelines are met.

Even an examination of 3.5.2 for Inner City development this proposal fails under b) which calls for "parcel-by-parcel intensification", not sudden and on-bloc transitions. When I read section 3.4 Main Streets concepts of the MDP, land use policies are to provide a broad mix where "the highest densities and tallest buildings should be concentrated into "nodes" that occur at the intersections of the Main Street with other major transit streets" – this is not a "node area" – and seems to directly contradict h) "Appropriate transition of building scale that is sensitive to the form and character of the surrounding buildings and uses".

In summary, referring to the City's own guidelines, this development does not 'reinforce the character nor aid the stability of the existing neighborhood'. My greatest concern is that if approved, this proposal becomes yet another gap where the intent of the City and its Plan is set aside, opening up a community to ad hoc incrementalism styled development that has no rhyme or reason. This proposal was specifically the type of abrupt development we were assured would NOT occur as a result of the C-Train station being placed in the middle of an established residential community. None of the original TOD plans contemplated this as appropriate development.

Thank you

Chris Webster

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May 1, 2018

Chris & Jenny Dionne 30 Glenside drive SW Thedionnes@shaw.ca

Attention:
City councillors

RE: LOC2017-0210 We are writing this letter to voice our opposition to the re-zone application on 17th Avenue in Glendale Meadows. Glendale Meadows is a residential neighbourhood where residents can escape the busyness of the city and relax in the calmness of their properties. We bought property here 5 years ago because of the peaceful lifestyle in which we wanted to raise our family. M-H1 zones in our community would be devastating and ruin the quality of life that we and our neighbors enjoy so much. We ask you to hear our concerns and to take into careful consideration the enormous negative impact such an operation would have on the community and the environment in which we live. **Our first concern is traffic and public safety.** We have already seen an increase in traffic on our street in the last 5 years. Many of these drivers go too fast. We have contacted the city about getting speed bumps put on our street with no response. By adding a building with potential for 100 units, if there are 2 drivers per unit, that could be 220 additional vehicles or more in our neighbourhood. The house numbers that are on this application (4919, 4923, 4927, 4931 and 4935) all face 17th avenue. There is very limited parking on this street. This concerns us that the residents and visitors will be parking on our street in front of houses where homeowners need the parking spaces. To have such a large building with many residents would most likely require an underground parking space. If the entrance to this is from the street, many of our neighbourhood children walk along that sidewalk to get to their bus stops which would be very concerning. This would cause so much traffic on an already very busy corner of the neighbourhood causing congestion, pollution, more wear and tear on the roads, and a greater potential for accidents.

Another concern is the height of the building. Allowing an 18 metre tall building to be built in our neighbourhood of mostly bungalows is a drastic difference. It will eliminate privacy for many of the surrounding houses. It will stick out and not look like it belongs in the neighborhood.

Thank you for taking the time to hear our concerns. We ask that you please do not approve of this zone change request. Having an R1 zoned community is why we moved here.

Thank you,

Chris & Jenny Dionne



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

STOP Glendale rezoning application1 message

Jacqueline Pireh <jpireh831@gmail.com>

Mon, Apr 30, 2018 at 11:53 PM

To: cityclerk@calgary.ca

Cc: board@myglendale.ca

We are very concerned about the condominium proposal being approved. This project needs to be stopped once and for all. This will have a negative impact on all areas in Glendale/Glendale meadows. The amount of heavy traffic and cars speeding through residential streets is already a huge problem. Adding 100 units to the area will create more traffic and most importantly a huge condominium will take away what makes our community so special and safe. This neighbourhood is quiet, beautiful, safe and a great place to raise a family because every resident is like a neighbour and adding 100 units will make the neighbourhood overpopulated and that will make residents feel annoyed and uneasy. Downtown is not as booming as it used to be, so building this condominium in Glendale so close to the c train is extremely unnecessary. Let the developer build somewhere else that isn't interfering immensely with our residents sense of individuality, security, and peace of mind.

Jacqueline Cornett-Ching

Sent from my iPhone



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

STOP GLENDALE REZONING APPLICATION

1 message

Ryan Cornett-Ching <rdcc53@gmail.com>
To: cityclerk@calgary.ca

Mon, Apr 30, 2018 at 11:48 PM

This project should never see the light of day. Traffic has already increased in Glendale. People cut through the residential areas daily at unnecessary speeds when there are tons of kids out playing! School buses cut through Glenside Drive which by the way is a non bus route. This has gotten out of control with the LRT being built and with the Spanish program coming to Glendale Meadows. Crime is another factor to think about. This has already gotten worse with people free to hop on and off the train into our community. Cramming more residents into this proposed complex will just increase these already negative aspects of our community.

If you allow a complex like this, you will be opening the door for more and before you know it, Glendale will turn into another Rosscarrock or Killarney where you can hardly drive up and down the over crowded residential streets. Don't take away what makes this such a beautiful community to live in.

Sent from my iPhone



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Re LOC2017-0210 M-C2 Rezoning on 17th Avenue SW1 message

Laurie Champagne <lchampagne61@gmail.com>

Mon, Apr 30, 2018 at 8:43 PM

To: cityclerk@calgary.ca, board@myglendale.ca

As the Council hearing is scheduled for this week, I am writing to oppose the rezoning and replacing of the 5 homes (4919-4935) along 17th Avenue SW. Although the rezoning may fit within the cities development plans, I think there are some issue that need to be addressed.

The city talks about the quality of life in Calgary. Nothing is more frustrating to a home owner to purchase a home in a residential area only to find that the city can rezone to increase density. I think we can all agree that increasing density is important and are accepting to older homes being demolished and replaced with duplexes. but going to a 100 unit condo project is beyond the expectation of a residential community. These complexes belong in areas that were previously zoned for the same or in newly developed areas where residents are aware that this can occur. **It is unfair to changes these bylaws so drastically in an established neighborhood.**

Where will the residents park? There will need to be underground parking to accommodate which brings me to the last issue of traffic.

Westbound 17th Avenue is already congested especially with the left turning traffic on 45 street.(and don't tell me that all the residents will conveniently take transit to their destinations). And help them if they should want to turn left from that area in the mornings to take Sarcee Trail. Otherwise they will have to take 17th and exit onto 45th. (if left turn, see above)

Evening traffic will be backed up as residents make the left hand turn into the complex (so another backlog on 17th avenue due to left hand turns.

(Maybe you are secretly hoping that increasing the traffic congestion from the west end of 17th will increase ridership for the West LRT.)

I really hope that council will consider the quality of life for home owners when considering these large complexes in residential areas. That is why I live in this area.

Sincerely,
Laurie Champagne
2007 Georgia Street SW



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Glendale Condo Land Use Application1 message

CONNIE FENTON <connie.fenton@shaw.ca>

Mon, Apr 30, 2018 at 4:20 PM

To: cityclerk@calgary.ca, board@myglendale.ca, Tom.Schlodder@calgary.ca

Cc: Connie Fenton <connie.fenton@shaw.ca>

My comments are this follow. They have also been sent to Jeff Davidson.

The City will recommend to approve the Land Use Application from RC1 - to MH-1. I have read the input - 73 pages of comments on the project and I cannot connect the conclusion to approve -- from the majority of negative responses.

Among them, adverse consequences to traffic, safety, density, privacy, sunlight and the community as it was originally conceived as a single family home community.

As Administration recommends:

- a "modest" infill development. - From 5 houses to 110 units in a 6 story building - IS NOT MODEST
- minimize impact on community - I don't how it could get much worse
- direct lane access - yes but not replaced by 110 units instead of 5 houses
- Across from park- NO, it is not across from a park

Has anyone from the City actually visited the site?

This a 60 year old neighborhood - Has any information been provided how developing any unit this size will impact the infrastucture - the water and sewer in the area?

As a taxpayer in Glenmeadows for 42 years, we strongly oppose the land use application and we are urging you to do the same.

Connie Fenton

403-246-3254

April 30, 2018

To whom it may concern,

As residents of Glendale Meadows we are opposed to this type of development. Glendale is a unique community with lots of mature trees and open spaces, it is also a well-developed, older and very desirable community.

This proposal does not fit with the single family residential community of Glendale/Glendale Meadows. The existing neighbourhood is one that has R1 Zoning which keeps the small community feel and many of the existing homes have been renovated and/or rebuilt in recent years making it an increasingly more desirable neighborhood in Calgary

Allowing a 100 Unit building will cause increased traffic and parking issues to an area that already has excessive traffic. Where will the users of these 100 units park? This type of structure does not fit in with the neighborhood and we are opposed to high density in our neighborhood, high end town homes or villas would be more appropriate for this community!

Sincerely,

Andrew and Wendy Griffiths



MyGlendaleca GlendaleCalgary <myglendale.ca@gmail.com>

Rezoning proposal for 4919 - 4935 17th Avenue SW

1 message

Janine Dilger <janine@dilger.ca>

Mon, Apr 30, 2018 at 3:01 PM

To: cityclerk@calgary.ca

Cc: board@myglendale.ca, Chris Dilger <chris@dilger.ca>, ward6@calgary.ca

To whom it may concern:

I am writing to express my concern with the proposed development for the lots at 4919, 4923, 4927, 4931, 4935 17th Avenue SW.

As a long-time resident of this community, I understand the need for increased density around public transit hubs, **but this development is vastly overblown for the community.**

To replace 5 single-family homes in an R1 neighbourhood with a 100 unit condo development is preposterous. This is a 20 times increase in unit density per lot!

In addition, that particular location doesn't lend itself well to the demand for parking and accessibility that a development of that size will require. Nor does its design do anything to enhance the streetscape of the neighbourhood. It completely lacks character and curb appeal and appears to be designed solely to maximize square footage for the benefit of the developer.

My plea to the city, as a resident of Glendale, is twofold:

1. Approving this rezoning as-is will open up the community for a piecemeal redevelopment which will not take into account the unique character of this community.

It will set precedent for individual developers to simply buy up lots and plan developments for maximum profit, with no thought to the overall streetscape, curb appeal or community needs.

To our city representatives, BEFORE you approve this rezoning, please dedicate some planning resources to an overall vision for the 17th Avenue/ 45th Street C-Train corridor which will enhance the community, not create an unappealing corridor of massive boxes designed specifically to maximize profit for developers.

2. Require that the developer **reduce** the overall scope and size of this project, so that:

a) The increase in density is more in keeping with the R1 flavour of the community and sets a gentler precedent. Even a five-fold increase per lot could see a 3-storey potential 25-30 unit development that wouldn't literally tower over a community mostly comprised of 1200 square foot bungalows.

b) require that the developer invest some resources in creating a design that will see its street-level elevations be inviting and enhance the overall feel of the community instead of a massive, imposing, butt-ugly box.

The residents of Glendale and its surrounding communities have been vocal and involved about the scope of this project from the beginning and one look at your records will show you hundreds of comments and feedback gathered throughout the consultation and feedback process.

We are not all opposed to rezoning and redevelopment **but are asking our city representatives to take a stand against this massive redevelopment and ensure that it's done in a thoughtful way**, taking into consideration the residents of this community who have invested and beautified this unique little corner of the city to this point.

I urge you to not approve this proposed rezoning at this time. Instead, please consider working towards maintaining the integrity of redevelopment that has been evidenced in other inner city areas which take into account more than just return on investment for a private developer.

Sincerely,
Janine Dilger
98 Gladys Ridge Rd SW

5/4/2018

Gmail - Rezoning proposal for 4919 - 4935 17th Avenue SW