

Office of the City Clerk

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

Re: Application for Land Use Amendment: LOC2018-0033
Location: 1443 26 Street SW

Dear City of Calgary Municipal Council,

We are writing to you as concerned residents on 26A Street SW who will be directly affected by the redevelopment of 1443 26 Street SW. Our primary concern is in regards to the possible removal of 3 large mature spruce trees in the front yard if this redevelopment plan goes forward. Our neighbourhood has experienced the loss of many mature trees recently and the removal of these 3 spruce trees will be felt. 26 Street is becoming a busy road and these trees help to mitigate pollution and soften the increasing noise of traffic. These are also important trees for migrating birds. Today (March 8, 2018) a large flock of Bohemian waxwing birds were using them to roost. We would like The City of Calgary to carefully consider NOT allowing the removal of these 3 spruce trees.

We are also unclear as to why this property should be considered for rezoning from R-C2 to M-CG? After many months of negotiations between the City of Calgary and our Shaganappi Community Association a rezoning agreement for our area was reached. Our community has already reluctantly agreed to a 5 story apartment development (73 units) on 26A Street. This will be the second redevelopment plan in one year that is applying for a rezoning application. As adjacent residents we believe that our ARP for the Shaganappi Community should be respected and upheld and this redesignation should not be approved.

Thank you for your time and consideration.

Sincerely,
Jennifer Wanner and Gavin Semple

1438 - 26A Street SW
Calgary, AB T3C 1K8
Email: wannerj@telusplanet.net
Tel: 403-240-3177

Williams, Debbie D. (City Clerk's)

From: Vince Kostaskey <prov35@shaw.ca>
Sent: Sunday, June 03, 2018 10:33 AM
To: Public Submissions
Cc: Vince Kostaskey
Subject: [EXT] 1443-26 Street SW Re-designation

We currently own and have owned (since it was constructed in 1995) the single family house immediately adjacent (North) of the proposed re-designation in order to allow for a 4-plex project development.

This re-designation, if approved and hence the project development could potentially proceed, **will directly and adversely affect our property** and we believe is inconsistent with existing house styles along the west side of 26th Street SW between Bow Trail and 14th Avenue SW. Along that side of the street they are all single family homes except for 2 duplexes.

If the re-designation is approved and the project proceeds as proposed, the size of the proposed dwelling will directly affect the available sun on our front terrace and our backyard as the proposed dwelling extends far beyond our existing house to the east and west. There are also 2 windows on the upper level that could directly affect our privacy as people can view our backyard from those windows. The size of the proposed development is simply too large for the neighbourhood and especially adjacent to our house.

We are also very concerned that these unit, if allowed to proceed, **would negatively affect our property value** as there is a high probability that they would become rental properties.

In addition, the street view is a huge departure from the existing house designs which have the characteristics of single-family homes.

For these reasons, we strongly oppose the re-designation application and ask the City of Calgary to reject it.

Furthermore, the current approved land use designation (Residential-contextual one/two dwelling (R-C2)) allows for an appropriately designed duplex which could be acceptable to us and be more consistent with the current building designs on 26th Street SW from Bow Trail to 14 Avenue SW.

*Vince & Carolyn Kostaskey
1437-26 Street SW
Calgary AB
T3C1K4
(587) 578-2056 (cell)*

Sent from my iPad

Williams, Debbie D. (City Clerk's)

From: Gerald.Kutschera@fluor.com
Sent: Monday, June 04, 2018 8:38 AM
To: Public Submissions
Subject: [EXT] 1443-26 Street SW Re-designation- Bylaw 182D2018

I'm currently the owner of the single family house adjacent (South at 1445 26 ST SW) of the proposed re-designation in order to allow for a 4-plex project development.

I've spoken directly to the other adjacent neighbour (North at 1437 26 ST SW) of the proposed re-designation and we share the following similar concerns:

The proposed development is not in line at all with existing homes located on 26 ST between Bow Trail and 14 Ave. The majority of the homes are single family homes with the exception of 4 duplexes. Allowing a 4-plex to be built will be a significant departure of the existing street view of the single family homes.

I'm also concerned that there is a high likely hood that these unites would become rental units and therefore negatively affect my property value.

Parking issues will also become an issue with the approval of a 4-plex. The proposed development provides 1 parking spot for each unit in the garage. Additional vehicles will then spill over to on street parking. There is very little available parking on 26 ST and therefore the vehicles will start to park along the side of my home on 14 Ave. I believe this is highly likely to occur as a large number of homes have more than one vehicle per household.

To further complicate the parking issue is the 4 way stop located at 26 ST and 14 AVE which is directly in front of my home. The amount of cars that run this stop sign daily is incredibly high. I've narrowly avoided being hit 4 times in my 3 years at this property. The stop sign is also located directly in front of an elementary school and in a s school/playground zone. The majority of traffic does not abide by the 30km/h limit. It is my believe that a partial reason for the number of vehicles running the stop sign is that when the neighbour parks their large pickup trucks that the stop sign is not visible until the last second. Again adding more vehicles parking along 26 ST will only add to the problem. I've raised this issue with the Calgary Police Service and with my ward Councillors (Evan Woolley) office.

For the above stated reasons, I strongly oppose the re-designation application and ask the City of Calgary to reject it.

Furthermore, the current approved land use designation (Residential-contextual one/two dwelling (R-C2)) allows for an appropriately designed duplex which would be acceptable to me and be more consistent with the current building designs on 26 ST SW from Bow Trail to 14 Ave SW.

Regards,

Gerald Kutschera | [FLUOR CANADA LTD.](#) | Principal Estimator | Gerald.Kutschera@fluor.com | IODC 40.4948 | 📞:
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