

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 9:57 AM  
**To:** Public Submissions  
**Cc:** cmaunder@telus.net  
**Subject:** FW: June 11, <web submission> LOC2018-0026

Hello Catherine,

I am forwarding your email to City Clerks so it can be included in the agenda for the Council Public Hearing.

Regards,

Lisette Burga Gherji

**From:** cmaunder@telus.net [mailto:cmaunder@telus.net]  
**Sent:** Monday, June 04, 2018 9:43 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Catherine Maunder

Contact Information

Address: 7516 - 7 St. S.W.

Phone: (403) 255-7486

Email: [cmaunder@telus.net](mailto:cmaunder@telus.net)

Feedback:

In Kingsland we oppose the proposed land use amendment and the proposed amendment far exceeds the height of any structure on the surrounding properties. The proposed amendment could potentially set a precedent for high density and ever increasing structural height. The properties to the north, south and east are designated R-C1, with a maximum height of 8.6 meters or 10.0 meters.(contextual height) with the current structures primarily single storey with some split level. The property to the west is a C-C1 with a maximum height of 10 meters and no current building on that property has a built form of 10 meters. In Kingsland we oppose increasing the height from the 14 meters currently permitted to the proposed 17 meters. Also, particularly concerning is the proposed architecture of the proposed building. It appears that the front and sides of the building go straight up, without any terracing or stepping back of a large section of the proposed structure that faces 7 Street S.W. As viewed from the north and south this building will have a massive appearance and will be a monstrosity in this quiet, single and split level neighborhood. We, in Kingsland, do not feel the proposed building is compatible with the existing landscape and dwelling in this particular quiet area of the community of Kingsland .

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 9:59 AM  
**To:** Public Submissions  
**Cc:** a2b2@telus.net  
**Subject:** RE: PLEASE BE AWARE - June 11, <web submission> LOC2018-0026

Good morning Amina,

I am forwarding your submission to City Clerks so it can be included in the Public Hearing agenda.

Regards,

Lisette Burga Gherji

**From:** [a2b2@telus.net](mailto:a2b2@telus.net) [<mailto:a2b2@telus.net>]  
**Sent:** Sunday, June 03, 2018 10:03 PM  
**To:** Burga Gherji, Lisette <[Lisette.BurgaGherji@calgary.ca](mailto:Lisette.BurgaGherji@calgary.ca)>  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Amina Beecroft

Contact Information

Address: 7416 7 St SW

Phone: (403) 255-2148

Email: [a2b2@telus.net](mailto:a2b2@telus.net)

Feedback:

The proposed land use amendment is not 'complementary to the existing physical patterns and character of the neighbourhood' and may set a new and not neighbourhood friendly precedent for our street. This proposed land use amendment exceeds the currently permitted height of 14 meters by a full 3 meters to 17 meters and if viewed from the north provides a massive block of height well in excess of neighbouring properties. Perhaps required terracing or stepping back would provide a better fit with the current buildings in the area. In relation to this proposed land use amendment, properties to the west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. In summary at this point we feel that the proposed use (senior's facility) is noble idea as long there is sufficient parking. However we do have

difficulty accepting a height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of a more complimentary structure which appears to be more respectful of the neighbouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories.

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**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 10:22 AM  
**To:** rbmcdougall@shaw.ca  
**Cc:** Public Submissions  
**Subject:** RE: June 11, <web submission> LOC2018-0026

Good morning Brenda,

Thank you for your submission. I am forwarding it to City Clerks so it can be included in the agenda for June 11 Public Hearing

Regards,

Lisette Burga Gherji

**From:** rbmcdougall@shaw.ca [mailto:rbmcdougall@shaw.ca]  
**Sent:** Monday, June 04, 2018 10:14 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Brenda McDougall

Contact Information

Address: 7515 7st SW

Phone: (403) 255-1562

Email: [rbmcdougall@shaw.ca](mailto:rbmcdougall@shaw.ca)

Feedback:

The proposed land use amendment for the Seniors Facility far exceeds the built forms of the surrounding properties and could set a precedent of higher density and ever increasing height. To the west is a C-C1 complex with a maximum height of 10 meters, on no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side split. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind, we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is the how the proposed building appears to go straight up with without terracing or stepping back along a large portion of the building faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. We feel that the

current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which is stipulated in Municipal Development Plan. In summary at this point we feel that we proposed use (senior's facility) is great idea as long there is sufficient parking. However we disagree with the height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. Contextual height and setback controls should remain mandatory. It is our understanding that some neighbours directly to the east had reluctantly accepted the current proposal partially because they were tired of the view of the unkempt properties and were convinced that this proposal was the only way to clean the current 6 properties which have declined steadily since the current property owner of these properties started accumulating them more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Other felt resigned thinking that there was nothing they could do.

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 10:32 AM  
**To:** 'Sally Weber'  
**Cc:** Public Submissions  
**Subject:** FW: June 11, <web submission> LOC2018-0026

Good morning Sally,

Thank you for the comments. I am forwarding your email to City Clerks so it can be included in the Council Public Hearing June 11 agenda.

Regards,

Lisette Burga Gherji

**From:** sally@sgweber.ca [mailto:sally@sgweber.ca]  
**Sent:** Monday, June 04, 2018 10:29 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Sally Weber

Contact Information

Address: box 8 Site 9 RR 1

Phone: (403) 650-6464

Email: [sally@sgweber.ca](mailto:sally@sgweber.ca)

Feedback:

These comments are from someone else but I totally agree with everything said in the comments. Our property is at 7407 -7st SW The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters on no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side split. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is the how the proposed building appears to go straight up with without terracing or stepping back along a large portion of the building faces 7th street and as viewed from the north from properties along 7th street. It

appears quite massive from that view, particularly when the excessive height is considered. Essentially we feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which as stipulated in Municipal Development Plan. In summary at this point we feel that we proposed use (senior's facility) is noble idea as long there is sufficient parking. However we do have difficulty accepting the a height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of more complimentary structure which appears to be more respectful of the nieghouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories. It is our understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only to clean the current 6 properties which have declined steadily since the current property owner started accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Other felt resigned thinking that there was nothing they could do

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 11:07 AM  
**To:** krisjburnett@gmail.com  
**Cc:** Public Submissions  
**Subject:** RE: June 11, <web submission> LOC2018-0026

Good morning Krista,

Thank you for your comments. I am forwarding your email to City Clerk so they can be considered by Council in the June 11 Public Hearing. Also anyone could attend the public hearing and speak in support or in opposition of the file. The file is item 28 in the draft agenda. (<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2018/public-hearing-on-planning-matters.pdf>) Bylaw18D2018 – LOC2018-0026 – CPC2018-0516. Council public hearing starts at 9:30am.

Regards,

Lisette Burga Gherji

**From:** krisjburnett@gmail.com [mailto:krisjburnett@gmail.com]  
**Sent:** Monday, June 04, 2018 10:48 AM  
**To:** Burga Gherji, Lisette  
**Subject:** June 11, LOC2018-0026

June 4, 2018

Application: LOC2018-0026

Submitted by: Krista Weber

Contact Information

Address: 7407 7 St Sw Calgary

Phone: (403) 992-0471

Email: [krisjburnett@gmail.com](mailto:krisjburnett@gmail.com)

Feedback:

I live at 7407 7st SW in a home owned by my parents which I intend to buy. I am in complete agreement with the statements made by a friend in the neighbourhood, which I have included below. The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with



more compatible surrounding built forms. With the large contrast in proposed height in mind we do not oppose the proposed use. We do however have a problem with increasing the height from the currently permitted 14 meters to 17 meters. Of particular concern is how the proposed building appears to go straight up with without terracing or stepping back along a large portion of the building that faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. Essentially we feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which as stipulated in Municipal Development Plan. In summary at this point we feel that the proposed use (senior's facility) is noble idea as long there is sufficient parking. However we do have difficulty accepting a height above 14 meters. Even at 14 meters we feel the building should have more set-backs and terracing to reduce the massive appearance, particularly as viewed from the north along 7th street. A good example of a more complimentary structure which appears to be more respectful of the neighbouring properties is the Maison Senior Living facility on Elbow Drive at 49th Avenue which has a land use district of M-CG. Most of the building has 2, 3 and 4 stories with a small section which appears to be 5 stories. It is our understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only way to clean-up the current 6 properties which have declined steadily since the current property owner started accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance in contrast to the majority of neighbouring properties. Others felt resigned thinking that there was nothing they could do.

**Williams, Debbie D. (City Clerk's)**

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**From:** Burga Gherji, Lisette  
**Sent:** Monday, June 04, 2018 11:26 AM  
**To:** Irene Tutto  
**Cc:** Public Submissions  
**Subject:** RE: PLEASE ADVISE - <web submission> LOC2018-0026 - DP2018-0883

Hi,

Thank you. I am forwarding your email to City Clerk so it can be include in the Council agenda for June 11 Public Hearing.

I also want to highlight the fact that the file is item 28 in the draft agenda (<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2018/public-hearing-on-planning-matters.pdf>) Bylaw18D2018 – LOC2018-0026 – CPC2018-0516. Council Public Hearing starts at 9:30am. During a public hearing, anyone is welcome to speak for 5 minutes in support or in opposition of the file.

Regards,

Lisette Burga Gherji

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**From:** Irene Tutto [mailto:[irene.tutto@shaw.ca](mailto:irene.tutto@shaw.ca)]  
**Sent:** Monday, June 04, 2018 11:21 AM  
**To:** Burga Gherji, Lisette  
**Subject:** [EXT] Re: PLEASE ADVISE - DP2018-0883

Hi Lisette,

The comments are related to both.

Thank you,  
Irene

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**From:** "Burga Gherji, Lisette" <[Lisette.BurgaGherji@calgary.ca](mailto:Lisette.BurgaGherji@calgary.ca)>  
**To:** "Irene Tutto" <[Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca)>  
**Sent:** Monday, June 4, 2018 10:57:03 AM  
**Subject:** PLEASE ADVISE - DP2018-0883

Good morning Irene,

Thank you for your comments. Can you please clarify if this comments are related to the land use amended application which is being heard at the June 11 Public Hearing or are the comments related to the development permit application? or to both?

Regards,

Lisette Burga Gherzi

**From:** [Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca) [<mailto:Irene.Tutto@Shaw.ca>]  
**Sent:** Monday, June 04, 2018 10:46 AM  
**To:** Burga Gherzi, Lisette <[Lisette.BurgaGherzi@calgary.ca](mailto:Lisette.BurgaGherzi@calgary.ca)>  
**Subject:** DP2018-0883

June 4, 2018

Application: DP2018-0883

Submitted by: Irene Tutto

#### Contact Information

Address: 7816 7th Street SW, Calgary, AB

Phone: (403) 640-9687

Email: [Irene.Tutto@Shaw.ca](mailto:Irene.Tutto@Shaw.ca)

#### Feedback:

Comments: Regarding; Development Site on 7th Street SW, Calgary, corner of 7th Street SW and 75 Ave SW. Bylaw 185D2018 (File: LOC2018-0026) I am very disappointed that these six homes are slated to be demolished (1 relocated) in order for the current owner of these properties to develop a commercial (seniors) complex. To accommodate this investor is absolutely wrong! I purchased my home on this street in order to enjoy living in a residential area, with low traffic and quiet living. The proposed land use amendment far exceeds the built form of the surrounding properties and could set a precedent of higher density and ever increasing height. To west is a C-C1 complex with a maximum height of 10 meters and no current building on that property that has a built form to 10 meters. The other adjacent properties to the north, south and east are R-C1 which has a maximum height of 8.6 meters or 10.0 meters (contextual height) with current built forms that are primarily single storey with some side splits. Kingsland has considerably more property with much higher land use (density and height) that is NOT being utilized with more compatible surrounding built forms. With the large contrast in proposed height in mind I oppose the proposed use. I have a problem with increasing the height from the currently permitted 14 meters to 17 meters. I am also concerned how the proposed building appears to go straight up without terracing or stepping back along a large portion of the building that faces 7th street and as viewed from the north from properties along 7th street. It appears quite massive from that view, particularly when the excessive height is considered. Essentially I feel that the current proposal is NOT compatible and 'complementary to the existing physical patterns and character of neighbourhoods' which is stipulated in Municipal Development Plan. The proposed use (seniors complex) will also create massive parking headaches for existing home owners on 7th Street SW, along with neighboring areas by visitors to the proposed complex, staff parking, service personnel parking to the building, etc. Not to mention the increased volume in traffic flow on 7th Street, 77th Ave, 75th Ave and surrounding streets causing even more headaches for residences in the proposed area. What happens to my, and neighbours, quiet living if the proposed seniors complex is approved, with much heavier traffic flow, construction traffic and noise for most likely 18 to 24 months! I, along with many of my neighbours, have invested heavily in terms of time and money to live in this quiet area, and be a good neighbour with good up-keep of my home, being respectful of other neighbours within the community, while the current property owner of the proposed seniors complex has done the exact opposite for so many years now! It is my understanding that some neighbours directly to the east had acquiesced to the current proposal partially because they were convinced that this proposal was the only way to clean-up the current 6 properties which the current property owner has allowed to decline steadily since accumulating the properties more than 10 years ago with long grass, noxious weeds and generally unkempt appearance and repair of these houses owned, in contrast to the majority of neighbouring properties. Others felt resigned thinking that there was nothing they could do. The City promotes infilling

that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods. The proposed seniors building (approximately 60 to 90 plus units) does no such thing! I am absolutely against the proposed plan and re-zoning of the height increase! Irene

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