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From: bmillham@shaw.ca
Sent: Monday, July 09, 2018 12:45 PM
To: Public Submissions
Subject: July 23, <web submission> LOC2018-0078

July 9, 2018

Application: LOC2018-0078

Submitted by: millham, elizabeth

Contact Information

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Feedback:

this property is already on a hill so the height will seem even greater. Also, I point out problems as commercial property (on lower level): there is a bike path, no parking and the property is on the SW corner where the No 6 bus stops. Horrible location for a business. Businesses on 26th Ave are located on the south side of the avenue where there is a parking lane and bike path.

July 9, 2018

Office of the City Clerk
City of Calgary
700 Macleod Tr. SE
P.O. Box 2100 Stn. M Calgary T2P2M5

BYLAW 221D2018
To redesignate land located at 2639 29 St. SW

Re: Opposition against approval

1. Commercial is encroaching on the residential Community. Any commercial development in the heart of a Community should be to provide essential services only for the immediate area.
2. This application is directly across from an existing commercial development, plus diagonally across from yet another commercial development. How much commercial development does any corner in a community require?
3. This brings up the question of parking. 26th Ave. SW is a Calgary Transit route, plus there is a bus stop at this site. In addition to Calgary Transit, 26th Ave. SW is now also a designated bike route.
4. The commercial development directly across has insufficient parking, therefore using up what little available on street parking exists. The residential blocks directly north and south of this proposal are heavily redeveloped with semidetached infill dwellings, resulting in virtually no excess to on street parking. This development would only exacerbate the situation, if there isn't sufficient on-site parking. What are the required number of parking stalls for all tenants for this application commercial and residential?
5. The height is excessive up against adjacent residential. The neighbouring, new infill dwelling to the north, will be deprived of any natural sunlight for most of the year. Degrades quality of life for the neighbouring residents.
6. Directly adjacent to this proposed development is a brand new semi-detached infill dwelling. Who wants to pay \$\$\$\$+ to have no privacy, increased traffic, noise, shadowing etc. from the proposed development, resulting in a problematic residential property and future slum housing. Large commercial has no place directly next to residential.
7. This lot is high set and would require excavation and retaining walls to protect the adjacent new residential property, further reducing the logic of rezoning to commercial.
8. Have garbage collection, fire lane access, fencing requirements, etc. been addressed. Noisy garbage collection from commercial operations will be right up against a new residential property.

All too much!!!!

Ursul Pauls, longtime resident of K/G

3003 29 St. SW
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