

Rowe, Timothy S.

From: maxsound@nucleus.com
Sent: Sunday, September 02, 2018 9:28 PM
To: Public Submissions
Subject: September 10, <web submission> LOC2017-0127

September 3, 2018

Application: LOC2017-0127

Submitted by: Rod Brisson

Contact Information

Address: 502 8A Street NE

Phone: (403) 262-5909

Email: maxsound@nucleus.com

Feedback:

We do not want this kind of development in our neighbourhood. This area is primarily a single or Duplex house area and we would like to keep it this way. Allowing this apartment building in this area would only lead to more of the same. The old hospital bottom lands have plenty of condo / apartments already and there is no need to allow this in this single dwelling community

Rowe, Timothy S.

From: corinnew1@yahoo.com
Sent: Monday, September 03, 2018 8:34 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2017-0127

September 3, 2018

Application: LOC2017-0127

Submitted by: Corinne

Contact Information

Address: 429 7 Street NE

Phone: (555) 555-5555

Email: corinnew1@yahoo.com

Feedback:

4 units is too many for this corner. The lots in Bridgeland are shorter than in other communities where such development is allowed. Our streets are already congested with parking, where will these additional vehicles go? Where will their garbage bins go? In winter the roads and alleys get narrower with all the snow. This street also contains a church which tends to use quite a bit of parking as well. Rethink the number of units. 4 is excessive. This land is also on a bit of a hill. A massive 4 unit 3 story dwelling will seem like a sizeable apartment building on the corner visibly encroaching on neighbouring units. Will the developer be compensating the neighbours for the value transfer and loss of wealth of its neighbours?

Rowe, Timothy S.

From: corinnew1@yahoo.com
Sent: Monday, September 03, 2018 8:41 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2017-0127

September 3, 2018

Application: LOC2017-0127

Submitted by: Corinne

Contact Information

Address: 429 7 Street NE

Phone:

Email: corinnew1@yahoo.com

Feedback:

4 units is too many for this corner. The lots in Bridgeland are shorter than in other communities where such development is allowed. Our streets are already congested with parking, where will these additional vehicles go? Where will their garbage bins go? In winter the roads and alleys become narrow with all the snow. There is also a church on this street that uses quite a bit of parking. Rethink the number of units, 4 is excessive. A massive 4 unit 3 story dwelling will visibly encroach on neighbouring properties looking like an out of place apartment building. This will lead to value loss of neighbouring units that will just be captured by the developer. Any compensation for neighbouring units?

Rowe, Timothy S.

From: romantanner@gmail.com
Sent: Monday, September 03, 2018 10:10 AM
To: Public Submissions
Subject: September 10, <web submission> LOC2017-0127

September 3, 2018

Application: LOC2017-0127

Submitted by: Roman Tanner

Contact Information

Address: 435 8A ST NE

Phone: (403) 690-6306

Email: romantanner@gmail.com

Feedback:

My name is Roman Tanner and I own the home at 435 8a street NE, which sits immediately east of the proposed development and thus I consider myself as one of the nearby inhabitants most NEGATIVELY affected by the proposal. My concerns are listed below: 1. Land Use Re-Designation LOC2017-0127: I emphatically oppose any land use re-designation from R-C2 to DC/R-C2 for this portion of the historic Bridgeland neighborhood. Most specifically, I'm against the erection of "apartment style" 4+ unit complexes that represent maximum cash extraction by the developers that continue to propose them in inner city low density neighborhoods that are becoming increasingly scarce, where in this case, there is seemingly no consideration for appropriate development relative to adjacent properties. 2. Items like building height, sunlight infringement, privacy infringement, setback considerations, parking and car traffic, the multi-unit and correspondingly transient nature of those types of properties from an inhabitant standpoint are all major reasons for my concerns. To have the property rezoned, with development towering over all adjacent single family homes, with direct privacy infringement on my backyard and adjacent neighbors is simply unacceptable. It is regionally insensitive. 3. Taking a step back and surveying the development landscape in Bridgeland, not from a developer or city planner's standpoint, but from a citizen's view, I hope the city continues to respect the gradual transitioning of low density to high density developments approaching high traffic corridors. 4. More specifically, this area of Bridgeland is core to the single-family home epicenter of Bridgeland. It is a low-density area with both new single family infills and many truly historic homes (older than 100 years). It is my view (and I believe this is consistent with the Area's previous Re-Development Plan), that development should gradually phase out in a geographic fan, towards high traffic corridors in the south (Memorial Drive and the Bridges development) and to the west (Edmonton Trail). 5. The Main Streets Initiative is quite recent. Why are these types of developments not first being tested in that corridor (south of 2nd avenue) as per that plans intentions? 6. Approving land use amendments that would allow for apartment style complexes would destroy the unique cultural fabric in this part of the neighborhood. It would likely materially devalue properties for adjacent owners and it will likely start a dangerous precedent that would put at risk the unique single family residence atmosphere of this area of the neighborhood. I see literally no need for the Main Street Initiative at all if any developer can, unopposed, erect an apartment building in any neighborhood amidst the vast majority of older, historically sensitive and traditional homes. This is precisely how neighborhoods lose their sense of community and aesthetic style. 7. My wife and I purchased our 100-year-old brick home in Bridgeland almost a decade ago, precisely for the historic significance and wonderful community features associated with a legacy Calgary community like Bridgeland. To have the

neighborhood increasingly scattered with modern 3 story homes, (EXCESSIVELY towering over the historic 2 story buildings with pitched roofs) whereby the new modernistic features directly contrast with the traditional neighborhood features, is surely a shame for the community as a whole. 8. I trust it is exactly these concerns that should be supported and reflected by our Community Association. As I have exchanged some correspondence with the Bridgeland Community Association over the years regarding research on neighborhood history and building histories I believe they too have concerns with respect to this. 9. As a former resident of Sunnyside, I know first hand that these apartment style complexes amidst single family homes can be damaging to the neighborhood if not transitioned appropriately from single family to duplex to multi unit with geographic distance between the transition. It greatly reduces family populations and increases transient short term renters with an impact on property valuations. 9. The traffic impact of having 4 units and vehicles associated with each is material. Also, where is the 5th visitor parking going to be addressed, as it is my understanding this is a requirement. 10. I'm not opposed to any type of new developments. I believe this is a healthy and evolving component to any old inner city neighborhood. What I am opposed to is the development of apartments that so CLEARLY contradict and contrast the historical precedents, particularly when they ALSO so blatantly infringe on the privacy of nearby concerned residents that oppose 3 story developments in a neighborhood dominated by older historical homes. I ask that step-change land use re-designations be considered more carefully than is currently being done by the Calgary Planning Council. Roman

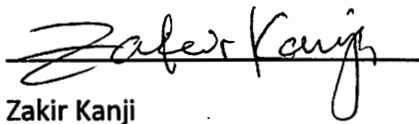
Please accept this letter as my support for the proposed designs below:

438 8 ST NE (DP# 2017-1699)

230 7A St NE (DP# 2018-0390)

My name is Zakir Kanji and I own 2 properties in Bridgeland, one of which is very close to the proposed development site. As a resident of Bridgeland, I look forward to the future and hope to remain a member of the community for a long time.

I have no objections to the proposed design.

A handwritten signature in black ink, appearing to read 'Zakir Kanji', written over a horizontal line.

Zakir Kanji

123 9A St Street NE
Calgary, AB

Farah Mohamed

Submitted and digitally signed by:

Thank you for accepting this letter.

I live and work in Bridgeland and enjoy observing the developments that come through here. I really like this design because it offers interesting architecture and I appreciate the creative use of the new secondary suites regulations. I support these applications in hopes that they will clear the way for more innovation like this.

To whom it may concern,

2. 230 7A St NE (DP# 2018-0390)

1. 438 8 ST NE (DP# 2017-1699)

Regarding:

T2E 5A4

Calgary, AB

Unit 201 - 830 Macdougall Rd NE

Farah Mohamed

August 19, 2018

August 13, 2018

Regarding:

1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

To the office of the City Clerk:

Our family has multiple generations living together or nearby, in either condominiums or single family homes. We have really enjoyed living near one another and the communal benefits of such a lifestyle. This project is very appealing to us because it would provide a new more cost-effective and sustainable way for a family like ours to live. It would allow aging parents and grandchildren to have increased interaction and generally save lots of time and money!

The design clearly is beautiful and does not detract from the neighborhood. We came from the suburbs and we recognize parking is sometimes more difficult here, but we don't see a significant difference given the varied unit sizing.

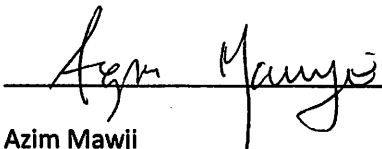
We support this project and have no objections.

Azim and Nayla

228 6A Street NE
Calgary, AB
T2E 4A5

A handwritten signature in black ink, appearing to read 'Nayla Mawji', written over a horizontal line.

Nayla Mawji

A handwritten signature in black ink, appearing to read 'Azim Mawji', written over a horizontal line.

Azim Mawji

August 20, 2018

Letter of Support (DP# 2017-1699 and DP# 2018-0390)

I am in support of the proposed development permit and I have no objections.

I believe in the unique designs that are suggested and appreciate that the owners have proposed changes to accommodate the concerns of the community.

Thank you,



Aly Kanji

Owner of:

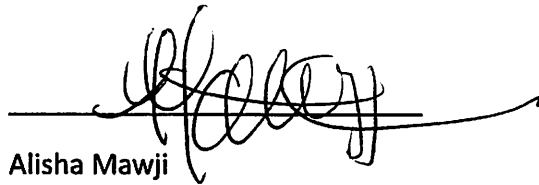
423 9A Street NE and 16 7A Street NE
Calgary, AB
T2E 4L1

Date: August 28, 2018

Re: DP# 2017-1699 and DP# 2018-0390

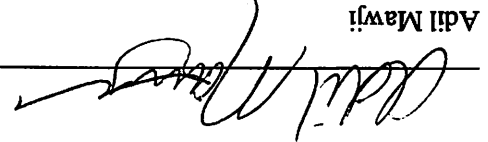
To whom it may concern,

I live and work in Bridgeland and intend to live here in this area for the foreseeable future. I walk by new development proposals all the time and I really like the design of this concept, especially as the architect has taken careful care to match and suit the surrounding designs of nearby homes and the profile of the area. I support this design, I have no objections.

A handwritten signature in black ink, appearing to read 'Alisha Mawji', is written over a horizontal line.

Alisha Mawji

119 9A Street NE
Calgary, AB
T2E 9C5

Adil Mawji


Signed in Calgary by Adil Mawji on August 17, 2018
Submitted to the office of the City Clerk

This is an interesting and exciting project for the community. I look forward to seeing it come to fruition.
Please accept this as my letter of support.

From: Adil Mawji, Owner: 14 7A Street NE

August 18, 2018
Re: DP# 2017-1699 and DP# 2018-03900

August 22, 2018

Farheen Madatali
Owner of :

1116 1 Ave NE
Calgary, AB
T2E 0C8

Re:

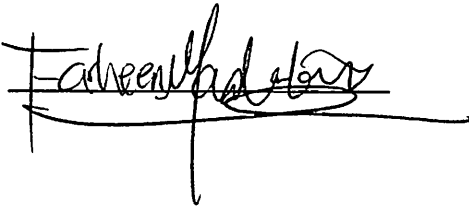
438 8 ST NE (DP# 2017-1699) & 230 7A St NE (DP# 2018-0390)

I recently purchased a home and was walking by this DP. This is a great design and I hope more innovative projects like this get funded. I like the inclusion of more varied price points in the purchasing options of new builds.

I believe Bridgeland becomes a more desirable place when we have more interesting designs that draw out unique and creative individuals to live here. It ultimately supports a stronger community.

I have no objections to the proposed design are in full support of the project.

Thank you,

A handwritten signature in black ink, appearing to read 'Farheen Madatali', written over a horizontal line.

Farheen Madatali

August 30, 2018

RE:

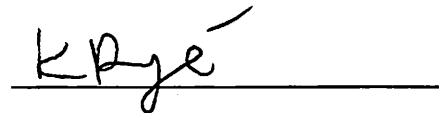
1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

To whom it may concern:

My name is Karine Daze and I live at 409 ~~B~~ 8th St NE, in the Bridgeland community. As a resident of Bridgeland, I look forward to the future and hope to remain a member of the community for a long time.

I became aware of this application which is on the same block on which I live. I find this design will greatly profile the community and would be a fantastic addition to diversify the type of housing available in Bridgeland. The design is very thoughtful and will provide housing at mid-market pricing.

I have no objections to the proposed design.

A handwritten signature in black ink, appearing to read 'K Daze', is written over a horizontal line.

Karine Daze

409~~B~~ 8th Street NE
Calgary, AB

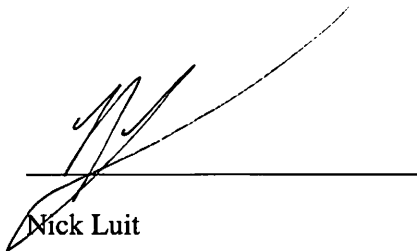
LETTER OF SUPPORT
DP# 2017-1699 AND DP# 2018-0390

Sept 1, 2018

Nick Luit
414 7 St NE
Calgary, AB

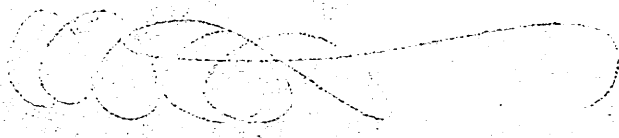
I am a long term resident of a home within very close distance of both proposed sites. My girlfriend and I have lived here for a few years. We support the preservation of character homes when possible. If they are no longer able to be preserved, we appreciate developers who design thoughtful and beautiful homes which bring new character to the area.

I would be happy to have both of these properties in our vicinity. I have no objections to the proposed design.

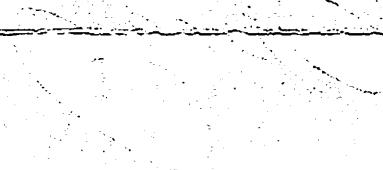
A handwritten signature in black ink, appearing to be 'Nick Luit', is written over a horizontal line. The signature is stylized with a large, sweeping 'N' and 'L'.

Nick Luit

UNITED STATES



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Russell & Amber Reimer
220 10th Street NE
Calgary, AB
T2E 4M1

September 2, 2018

Letter of Support for the following Development Permit Applications:

- 1. 438 8 ST NE (DP# 2017-1699)**
- 2. 230 7A St NE (DP# 2018-0390)**

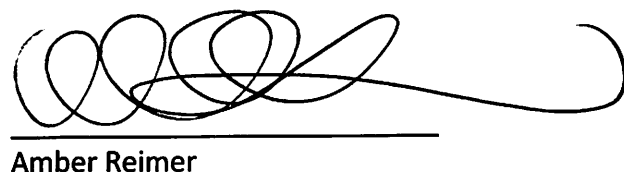
To the office of the City Clerk:

My wife and I have owned homes in Bridgeland for over 13 years. We love this neighborhood and are very invested in creating positive change in this community. We believe the fourplex design of the homes is an excellent innovation and supports a great option for a variety of types of families to live together. We believe the people of Bridgeland in our network would greatly benefit from these varied options.

We love when architects and owners propose new options for living, and expand the definition of the "traditional family home", as we have done the same ourselves. Amber and I have no objections to the proposed design and are in full support of the project. We look forward to seeing it approved by Council.



Russell Reimer



Amber Reimer

Re:

August 30, 2018

1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

Letter to City Council in Support of Development Permits listed above:

As a young resident of Bridgeland at the beginning of my career path, I have always wanted to one day be able to own a home in this area. The pricing of homes is often inaccessible for someone at my stage. This is why I was happy to see that this project made an effort to create a new built home which is not your standard condo building or infill, but which offers affordable and size appropriate home ownership options for someone like me.

I like that my neighborhood has unique designs and innovative options - it keeps me and my friends interested in living in homes here.

I have no objections to the proposed design.

A handwritten signature in black ink, appearing to read 'Shea Haggard', written over a horizontal line.

Shea Haggard

124 11A Street NE
Calgary, AB

RE:

August 2018

438 8 ST NE (DP# 2017-1699) & 230 7A St NE (DP# 2018-0390)

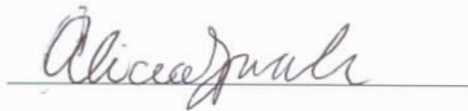
Letter for Support:

I live in the Bridgeland community on 8th street NE, on the same block as one of the proposed projects. I fully support both these projects and believe that they will enhance the profile the community and would be a fantastic addition to diversify the type of housing available in Bridgeland. The design is very thoughtful and will provide housing at mid-market pricing.

As a resident of Bridgeland, I look forward to the future and hope to remain a member of the community for a long time.

I have no objections to the proposed design. I look forward to seeing it be approved by council and am excited to see the finished product.

Thank you.

A handwritten signature in cursive script, reading "Alicia Sproule", is written over a horizontal line.

Alicia Sproule

409B 8th Street NE

Calgary, AB

August 2018

Letter for Support

We are residents of Bridgeland and are hopeful that we can be members of the community for the foreseeable future. We see a lot of development in the community and are happy to see a unique and forward thinking dwelling being proposed on our block of 8th street.

These are the types of well designed and well priced homes that we as a young couple aspire to one day be able to own.

It is important that the residents of our community support new and thoughtful projects in the area. This will make Bridgeland an even better neighbourhood!

We have no objections to the proposed design.

Handwritten signatures of Olivia Welton and Gareth Edwards in black ink, written over a horizontal line.

Olivia Welton & Gareth Edwards

409 8th Street NE
Calgary, AB

RE:

1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

August 31, 2018

To Whom it may concern:

Re: DP2018-0390 and DP2017-1699

As the owner/manager and developer of multi-unit affordable housing residences in East Riverside Bishop O'Byrne Housing is fully supportive of diverse, creative and thoughtful housing solutions to meet the needs of a shifting, dynamic demographic. As such we are fully supportive of the proposed developments at 230 7A Street NE and 438 8 Street NE.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary McNamara", with a stylized flourish at the end.

Gary McNamara
Chief Executive Officer

August 30, 2018

Regarding Projects:

1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

To whom it may concern,

We have been a residents of the Bridgeland community for a couple years now. As residents of this growing community, we look forward to the future and hope to remain a member for a long time. We aspire to one day be able to own a home in this area. We are happy to see that these projects have made a thoughtful effort to create a new unique residences, which offer affordable and size appropriate home ownership options for someone like us.

We appreciate that our community and the members living here take pride in making sure that Bridgeland is a leader in new design and innovative options - it keeps us and our friends interested in living in homes here.

We have no objections to the proposed design.



Brian Snell & Anna-lise Schmidt

222 6th Street NE
Calgary, AB

August 30, 2018

Pavan Ahluwalia and Jasmine Singh
224 9th Street NE
Calgary, AB
T2E 4K1

Regarding:

1. 438 8 ST NE (DP# 2017-1699)
2. 230 7A St NE (DP# 2018-0390)

To whom it may concern,

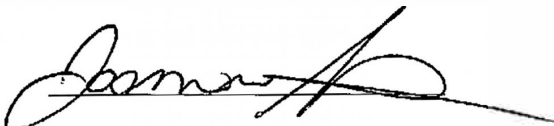
We live in the neighbourhood of Bridgeland and have been made aware of this application, which is within two blocks from our home. As a young professional couple who recently bought into this neighbourhood, we find this design will greatly improve the profile of the area and would be a fantastic addition to diversify the type of housing available in Bridgeland. We appreciate the care the design has taken to not be intrusive, while still providing thoughtful density and housing at mid-market pricing. We appreciate that the design also takes into account a variety of living situations, family structures, and rental potentials. This concept allows for multi-generational families to live together, which is valuable to the culture of a community. We also appreciate this project from a design perspective, as it is innovative, while still remaining true to materials that are already being utilized throughout the community.

We have no objections to the proposed design and are in full support of the project. We look forward to seeing it approved by Council.

Thank you,



Pavan Ahluwalia



Jasmine Singh

August 31, 2018

422 6th Street NE
Calgary, AB T2E 3Y4

Re:

1. **438 8 ST NE (DP# 2017-1699)**
2. **230 7A St NE (DP# 2018-0390)**

To whom it may concern,

I live and own a home in the neighborhood of Bridgeland and became aware of this application which is within two blocks from my home. As a professional mature couple who recently bought into this neighborhood, we are hoping to be members of this community for the future. We find the design of these projects to be thoughtful and considerate of the neighborhood space while greatly profiling the community of Bridgeland. Options like this make the community more attractive than the cookie cutter homes being built in newer residential areas.

This type of design would be a fantastic addition to diversify the type of housing available in Bridgeland. And it also makes Housing in Bridgeland more affordable for people wanting to move inner city and gives them choices that are otherwise unavailable in an established neighborhood.

We have no objections to the proposed design are in full support of the project. We look forward to seeing it approved by Council expeditiously.

Thank you,

SANTOSH RAMASWAMY



NISHA MISTRY