

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

Langley, BC
November 3, 2018

Ref: Application to amend the Land Use Designation (zoning)
Property at 523 8th St., N.E.

Sir/Madam:

I am the owner of residence at 524 7A St., N.E. which is situated immediately across the alleyway from the property under consideration. My family were the original owners and inhabitants of 524 and they laboured diligently to enhance the quality of the home and the landscaping. As older smaller homes in the area changed ownership, new modern single-family homes replaced them. The area is predominantly single-family homes. I am informed this particular area has achieved the distinction of being the 2nd or 3rd most desirable community within Canada in which to live. I suspect this is largely due to the zoning presently in effect. I prefer that it remain so, and the 'distinction' perpetuates.

Traffic & Parking

You will note most, if not all, of the homes backing onto the alleyway between 7A Street & 8th Street are fortunate to have garages included. However, family members may have & use two and more vehicles, and the garages do not accommodate all of them. Already, on-street parking on 5th Avenue and 7A Street & 8th Street is at a premium and home owners are often forced to find parking some distance from their homes. An additional influx of vehicles would only exacerbate the parking congestion.

The Laneway

This lane between 7A St & 8th Street is an essential and well used component in this community. It provides the access to the residential garages backing onto it, serves as the loading & unloading zone for items such as garden implements, soil or lumber, and/or furniture/appliances for the household. It also serves the recycling operation. This lane must not be compromised or eroded in any way in anticipation of any considered amendment to the "Land Use Designation"

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Property Values

It is my impression the 'development' proposed, subject to an amendment in the zoning, will impact the value(s) of neighbouring properties, and particularly mine. In this respect, I have previously responded, as noted in the attached copy, to Steve Jones who apparently is associated with this project

Conclusion

I subscribe to the position when any new development is being considered, sufficient attention and consideration be given those home owners who reside there now. I do not think this area is prepared for 'densification' at this time, and I am therefore NOT in favour of the subject amendment to the 'Land Use Designation.'

Respectfully submitted,



W. F. Semenov

E-mailed to steve.Jones2@calgary.ca

18 January 2018

Ref: Application for Land Use Amendment: LOC 2017-0400
523 8th St., N.E. Calgary

I am the owner of residence @ 524 7A Street N.E.

On the basis of the information presented in the 'Application', I have a number of concerns with the proposed development; and the following questions:

- A. 'All vehicular access from the adjacent lane'
 - 1) How many access lanes to the premises are proposed and how many vehicles are expected to be accommodated via the lane(s)?
 - 2) How many vehicles, not accommodated within the premises, are estimated to utilize street parking?
- B. Are the premises anticipated to be occupied by the owners, or primarily by tenants ?
- C. What is the anticipated impact on property values in this community as attributed by the proposed development?

At this stage, and on the basis of the information outlined, I do NOT support this development. An expanded written response is being prepared, on completion of additional research, and will be forwarded shortly.

W. F. Semenoff

Palaschuk, Jordan

From: catherine.laureshen@shaw.ca
Sent: Monday, November 05, 2018 10:40 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0400

November 5, 2018

Application: LOC2017-0400

Submitted by: Catherine Laureshen, Ph.D., P.Eng.

Contact Information

Address: 522 - 7A Street N.E.

Phone: (403) 440-1782

Email: catherine.laureshen@shaw.ca

Feedback:

I oppose this application for rezoning for several reasons. First, it does not fit within the envelope of the latest version of the Bridgeland-Riverside Area Redevelopment Plan (ARP), which I understand will go to Council for approval next month. Second, it does not follow the precedent of the last Bridgeland rowhouse approved by Council in September, which also did not fit in the ARP envelope, where the rezoning and the plans for the structure were examined together by the Urban Design Review Panel. A special exception to the ARP was made in that case based on architectural merit. However, in this case, there has been no consultation with the Urban Design Review Panel, and the plans submitted by the developer for the development permit both do not fit the existing streetscape and do not appear to be "special" in terms of materials or design. Third, the development permit design is in violation of both a restrictive covenant on the land, and the setback required by 535 (2) of the Calgary Land Use Bylaw 1P2007 (62P2018). I would like to see the plans redesigned to fit within the limits of the restrictive covenant and the Land Use Bylaw and be more sensitive to the surrounding streetscape, then have them reviewed and approved by the Urban Design Review Panel, before any decision is made on rezoning the property at 523 - 8 Street N.E.