

Palaschuk, Jordan

From: gwarnke@telus.net
Sent: Saturday, October 27, 2018 11:57 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0134

October 27, 2018

Application: LOC2017-0134

Submitted by: Sandi Warnke

Contact Information

Address: 3227 Kenmare Cres SW

Phone: (403) 242-6513

Email: gwarnke@telus.net

Feedback:

To The City of Calgary My husband and I noticed the signage posted again about the application for the change in land use designation (rezoning) LOC2017-0134 at 3404 Richmond Rd SW and would like to share a few comments. We are surprised and frustrated that we're revisiting this site so soon after rezoning of this site was already denied and feel that it is NOT good use of Council's time (or Killarney residents) to review multiple requests for the same site We just had a meeting in January, 2018, with Max and Naz from Sarina Homes, some concerned members of the community and representatives from the City of Calgary including Benedict Ang and Carl. After listening to a presentation from Sarina Homes the community members strongly expressed their on-going opposition to large development on this particular lot. Sarina Homes is proposing a 6-plex be erected there. Many issues remain the same as the original opposition including spot re-zoning, parking, traffic, garbage/recycle/compost collection and a lack of privacy for the neighbors to the north and west. As you may be aware, we (the community) addressed our concerns with this property a couple of years ago when Sarina Homes originally submitted a request to develop 6 townhome-style units there. Many people put in many hours to get information out to other residents in Killarney and collect a multitude of signatures from people who opposed the development request. I believe there were close to 300 signatures on a petition at the time against this kind of build on this site. While we acknowledge that some homes in Killarney could be improved upon by rebuilding and that more increased density in the area will definitely be in the future, we are opposed to spot-rezoning to increase the density to that level. While we assume that Sarina Homes is surely looking at the re-zoning (and most assuredly future redevelopment) from a bottom line perspective, the neighbours would prefer to see something less dense in a corner lot that is situated on an extremely busy intersection. If you reference the previous development application for this site, and the subsequent denial by City Council, I'm certain that you'll find part of the discussion included the fact that a better approach for this site and the rest of Richmond Road would be an overall review of the SW corner of Killarney and appropriate zoning for the whole area. Part of our opposition is that we feel spot-rezoning will most certainly lend itself to chaotic developments that do not "flow" together and that the area will become a mishmash of ad hoc residences. What are future plans for this stretch of Richmond Road and how does it fit into the mix between two proposed "main

street” areas, Marda Loop and Glenbrook? A comprehensive look at this entire area is necessary! I could go on and on, but in summary, my husband and I vehemently oppose the rezoning of this property based on traffic issues and the crazy density that it would create. Thank you for your time Sandi and Glen Warnke
3227 Kenmare Cres SW 403-242-6513

Palaschuk, Jordan

From: Sheri Pollard <Sheripollard@hotmail.com>
Sent: Sunday, November 04, 2018 2:47 PM
To: Public Submissions
Subject: [EXT] Reference Bylaw 269D2018 and Bylaw 80P2018

Re: 269D2018

To Whom it May Concern;

Once again we are being faced with another attempt by Sarina Homes to build an unwanted 6 row housing unit at 3404 Richmond Road SW. That we have been dealing with this since 2014 is absolutely ridiculous. We don't want this kind of housing in our neighbourhood! We will continue to oppose.

The City Council agreed with us back in 2014, let's hope you can still stand by your citizens and listen to us when we tell you that we are still very deeply opposed to this kind of housing in our neighbourhood.

Sarina Homes have brought this proposal forward numerous times with thinly veiled changes for the exact same rezoning. The property is zoned for single family homes, not multifamily abominations. The apparent tactic of Sarina Homes is to keep coming back every 6 months until we finally wear out. This is not the kind of business we want affecting our community!

As a neighbourhood, Killarney has seen massive changes with duplexes and other high density projects. There are areas within our community that are zoned for this. This plot is NOT one of them. We already have a 320 unit condo complex across the street. Isn't that high density enough for this very busy corner?

My home is directly across the back lane from this property so it will be most affected by the over development of this corner. My concerns are that the building itself will have a detrimental impact on neighbouring residents or on the future residents of the development itself. Issues such as height, shadowing, loss of privacy, adequacy of street and laneway, adequacy of water, sewer and storm water infrastructure, parking & vehicle access, emergency access, waste & recycling storages and snow storage. I should also include the sad loss so some lovely old growth trees and general green space is another huge problem.

They say you can't fight City Hall, but we are. It's our neighbourhood and I believe as taxpayers and citizens, the City of Calgary should take notice of what we want versus what a developer wants.

I am strongly opposed to this development and sincerely wish that the City of Calgary will heed our wishes.

Kindest regards,

Sheri Pollard

3427 Kenmare Cres SW

Sent from [Outlook](#)

Palaschuk, Jordan

From: mauffray <mauffray@telus.net>
Sent: Sunday, November 04, 2018 5:07 PM
To: Public Submissions
Subject: [EXT] Ref Bylaw 269D2018 and 80P2018

Hello,

I am writing to express the concern my husband and I have over the proposed rezoning of 3404 Richmond Rd SW from a single family home to an MC-G or multi-family zone. This proposal suggests allowing up to six residences where currently one stands. Though we are generally in favour of increasing inner-city density, this proposal is excessive and will not add value or benefit to the current residents of the area nor to the neighbourhood. We've attended community consultation on the proposed development, and it seems that the feedback given is not having much of an impact. One parking space per unit from only one entrance off the alley, combined with all the garbage/recycling bins, a snow route and busy Richmond road all amount to clutter, congestion and frustration for the neighbourhood. It's nice to imagine that people who move in will only have one car and that the movement and parking processes will be orderly and respectful, but that is not guaranteed, nor even likely.

I think the residents of Killarney/Glengarry have been very clear and vocal that this is not advantageous to the community. We live across the street in Rutland Park, and we agree with their position.

Please do not move forward with this proposal, or reduce the permitted number of units considerably. The City has a long way to go with density planning and public transport before this proposal becomes a good option.

thank you for considering our opposition.

Respectfully,

Marise Auffray and Mike Virzi
3409 Richmond Road, SW
T3E 4N7

**Wayne Kloeckes
Piper Barr
3107-33rd St SW
Calgary, AB T3E 2V1
waynekloeckes@shaw.ca**

Via email

November 4, 2018

The City of Calgary
PO Box 2100 Station M
Calgary, AB T2P 2M5

Attention: City Clerk – Laura M. Kennedy

Dear Madam:

**Re: Rezoning of 3404 Richmond Rd. & the Proposed Development
 Notice of Public Hearing on Planning Matters**

Further to your correspondence regarding the above-captioned matter, we are writing to provide our opinion and communication regarding same.

As you know, this proposed development was put forward in 2014, and the residents surrounding this proposed development adamantly opposed to the "six" unit townhouse development. After the completing of the public hearing in the spring of 2015, the City of Calgary proposed not to go ahead with this development.

Once again we are now revisiting this matter. We again adamantly oppose this development for the following reasons set out below:

1. Killarney community is becoming way over developed and too dense;
2. The proposed development will cause a parking nightmare for those residents on 33rd Street between 26th Avenue and Richmond Road. Please note that parking on 33rd Street is already an existing problem and will become more so with this development;
3. Access west or east onto Richmond Road off of 33rd Street SW will become impossible. At this present time, there are already issues accessing Richmond Road;

4. There is a school zone/playground zone on 33rd Street SW (Killarney Elementary School) which is very congested during peak school hours. With more parking and traffic on 33rd Street SW it will become a dangerous area for the young kids attending the school. This has been an ongoing problem on 33rd Street as there are many drivers that speed down this road, and it is dangerous with all the parked vehicles on the road;
5. This project will NOT integrate well into this community as too much development is taking place; and
6. The residents located on Kenmare Crescent SW will be largely affected by this development due to the size of this unit causing privacy issues etc. One of the reasons people buy property in Killarney is due the size of the lots and the privacy that is offered between homes, unlike living in the suburbs.

The above mentioned are just a few of the concerns that the residents of Killarney have with this oversized development. Please accept this letter as our opposition (AGAIN) to this development. Please consider whether this development (six units) is necessary. As an aside, many residents of this community are very busy with fulltime jobs and/or young families, and this is a very time consuming process for our residents, as this is the second time the residents have had to revisit this issue.

Yours truly

A handwritten signature in black ink, appearing to read 'Piper Barr', with a stylized, sweeping flourish extending to the right.

Piper Barr
Wayne Kloeckes

Palaschuk, Jordan

From: KEVIN SPENCER <kevinspencer@shaw.ca>
Sent: Monday, November 05, 2018 7:52 AM
To: Public Submissions
Subject: [EXT] 3404 Richmond Road SW

Dear City of Calgary,

As a resident of Killarney, please accept this letter as my official objection to the proposed redevelopment of 3404 Richmond Road SW, or more specifically the change in zoning from DC to R-CG.

The main reason for my objection is that it is in direct opposition to the Killarney Glengarry ARP stating that no more than 2 units may be located in any single parcel. As a resident and local citizen these area redevelopment plans are critical to why I choose to live where I do. If these ARPs are not valid then the foundation of the community is vulnerable. Killarney is a vibrant community and it has seen a lot of redevelopment recently, most of it is very welcome, and certainly fits in with the city's vision of increased density however it is placing a stress on the current infrastructure and residents. This proposed development does not meet even half the guidelines proposed by council to be used in these situations. It should not be entertained any longer and I am very disappointed to find out we are going through this process again. It was rejected before and it should be rejected again and I am very disappointed to find another round of tax money wasted as well as the stress and time burden placed on neighbouring residents.

Thank you for the opportunity to express the above concerns,

Kevin Spencer,

T3E 4R5



November 5, 2018

File Manager
LOC2018-0060
City of Calgary
P.O. Box 2100 Station M
Calgary, Alberta
T2P 2M5
Attn: Ben Ang

Dear City Council,

I am writing on behalf of the Killarney Glengarry Community Association (KGCA) regarding LOC2017-0134, currently under review for a land use redesignation at 3404 Richmond Road SW. The KGCA is looking to ensure that Killarney-Glengarry is developed in a manner that aligns with our core values (safe, vibrant, and inclusive). As such, these items are front of mind when reviewing the proposals of project proponents.

As part of our Terms of Reference, a Land Use Change falls as a Level 3 for commentary. For Level 3 items we have considered the following 4 points:

1. **Suggestions That Align to KGCA Values** (safe, vibrant, inclusive)

Safe: The KGCA wants to ensure that the neighborhood is developed in a manner that creates a safe and walkable environment. The KGCA believes that having 'eyes on the street' helps make for a safer neighborhood and so are glad to see that Sarina will ensure to have units facing both 34th Street and Richmond Road in order to maximize this opportunity.

As the development was originally proposed, the KGCA had concerns that massing of bins would impact the navigability of the laneway and the visibility of other cars. Given the revised design proposed by Sarina, we feel that this concern has largely been alleviated.

There were also concerns from residents regarding the condition of the laneway and the impact of additional traffic to it. Sarina has indicated that they are willing to take the lead in applying to the City for a Local Improvement Petition package for paving the laneway, providing an opportunity to remedy concerns about further deterioration. We believe this can help alleviate safety concerns associated with travelling in the lane.

Vibrant: While the KGCA believes that new developments are a component of increasing the vibrancy of a neighborhood, simple or repetitive designs, or those that disregard the character of the community can significantly mute this



opportunity. We hope that Sarina will be able to balance innovation with the existing character of Killarney-Glengarry, while utilizing intriguing landscaping to create an appealing streetscape. As described in the KGCA's submission on the development permit associated with this site, we believe changes to the design of the building have mitigated most of our concerns regarding enhancing the vibrancy of the neighborhood.

The KGCA's lingering concern is that Sarina ensures to manage the use of the retaining wall to alleviate elevation changes between the two buildings so that it does not appear 'clunky'.

Inclusive: The KGCA believes that a range of housing diversity will help create an inclusive neighborhood. While the typical rowhouse offers a lower price point than the typical detached/semi-detached residence, the cost can still be unattainable for many individuals. We believe an opportunity exists in the R-CG space to create units of varying sizes, thereby offering a range of housing products. This may allow the developer to capture roughly the same revenue for the development as a whole, while offering the smaller residences for a price lower than traditional rowhouses. We hope that Sarina will consider doing so at 3404 Richmond Road SW, and other developments in the future.

2. **Engagement Initiatives/Effort**

The KGCA Development Committee had the opportunity to meet with the proponent to hear their vision for the project via a presentation at a committee meeting in October of 2017. Sarina's engagement strategy included hand delivered post cards to surrounding neighbors advising of the January 27th information session, along with the opportunity for stakeholders to provide contact information to keep informed on progress. At various milestones, Sarina has continued to keep nearby residents apprised of the status of the project and provide new information as it becomes available. The KGCA believes that this level of engagement is appropriate given the scope and scale of their proposal.

3. **Identify Parties Affected**

We have heard from a number of residents who are in opposition to this proposed development and have been vocal in expressing their concerns. These concerns have been effectively outlined in the Report to CPC dated 2018 September 20 (CPC2018-1039). In order to avoid being redundant we will not revisit those concerns here, but instead confirm that the summary is reflective of what we have heard to date from nearby residents.

Given the extensive engagement that has occurred, we hope that Sarina will continue to outline in their submission issues raised by community members



and, where reasonable, how they intend to mitigate any concerns residents may have with this project.

4. **Summarize Issues**

The KGCA has concerns with the current volume and pace at which applications for land use redesignations are being submitted within the community, given the ongoing review of the ARP. We are concerned that the densification options being proposed by project proponents may not align with the new plan for Killarney. We would like to see a holistic vision for densification leading development, as opposed to decisions being made in a semi-isolated fashion, which in turn could ultimately influence the outcome of the ARP. As such, we would be interested in seeing how the City of Calgary planning department believes this risk can be mitigated, while still managing the needs of developers.

On this specific development, we have been pleased to see that some of the concerns raised previously have been addressed via design changes. We recommend that the developer continue engagement efforts with residents to notify them of the proposed development, document concerns, and mitigate issues where feasible. Moving forward, the KGCA Development Committee would like to be notified of any design changes to ensure the character and context of the build are suitable for the neighborhood.

Sincerely,

Cale Runions
Director - Development
Killarney-Glengarry Community Association

Sarina Developments Ltd.
208, 3515 17 Ave SW
Calgary AB T3E 0B7
T: 403-249-8003
info@sarinahomes.ca

05 November2018

Re: What We Heard Report (DP2018-2545) – 3404 Richmond Road SW
To: Ben Ang

Dear Ben,

Please find a summary of Sarina Homes' responses to the concerns we have heard from stakeholders to our proposed development.

Key Engagement notes:

- **LOC2014-0095**
 - 6 rowhouse under MC-Gd72
 - July 2014 - Open House
 - Fall 2014 – Meeting with adjacent neighbours
 - 12 January, 2015 – Heard at Council – Rejected.

- **LOC2017-0134**
 - Original application to allow for 6 rowhouse under RC-G
 - DTR comments received requesting concurrent DP
 - DP2018-1194 submitted for 6 rowhouse unit
 - 27 January, 2018 Open House session

Key Concerns and Sarina responses:

- DP2018-1194 DTR comments received and in light of neighbour feedback, DP cancelled for site and building redesign.
- DP2018-2545 submitted, addressing neighbour concerns. Proposing phased 4 rowhouse and adjacent duplex.
- **Landscaping**
 - Concerns were expressed regarding the high volume of hard landscaping on the previous DP submission.
 - Sarina's redesign has significantly reduced the hard landscaping component, and massing of the development. Enhanced landscaping has also been incorporated to revised designs.
- **Waste & Recycling**
 - Concerns were expressed that the previous DP submission showed no solution for Waste pickup by the City.
 - The revised design allows for typical laneway treatment of waste and recycling.
- **Design**
 - Concerns were expressed that the previous DP submission lacked sufficient design interest.
 - The revised design increases design vibrancy.
- **Parking**
 - Concerns were expressed of increased burden on localised parking capacity.
 - Sufficient parking, compliant with bylaw standards is provided in the plans.
 - Sarina has also applied for a Laneway Petition, #18-00801326, and will continue to liaise with the City on this topic.

Yours Sincerely,



Max Parish
Project Manager, Sarina Homes
max.parish@sarinahomes.ca

Palaschuk, Jordan

From: Catherine Radcliffe <radcliffec@shaw.ca>
Sent: Monday, November 05, 2018 8:30 AM
To: Public Submissions
Subject: [EXT] Fwd: Multi Residential Infill at 3404 Richmond Rd. S.W. Reference 7D2015 and 1P2015

Hello

I was opposed to the redevelopment of 3404 Richmond Road S.W. in 2014 and continue to have the same resistance to the proposed project. Please see my email below. It continues to represent my feelings to changing zoning for the noted address. I have lived at my current home since 1987,

Regards

Catherine Radcliffe
4-3 240-2482

Begin forwarded message:

From: Catherine Radcliffe <RadcliffeC@shaw.ca>
Subject: Multi Residential Infill at 3404 Richmond Rd. S.W. Reference 7D2015 and 1P2015
Date: December 30, 2014 at 1:27:23 PM MST
To: cityclerk@calgary.ca

Hello

I live at 3432 Richmond Road S.W. and strongly disagree with having the property at 3404 Richmond Road developed to contain 6 townhouses. Not only will such a development be an eye-sore but parking will become extremely congested. Killarney is already overrun with the duplex monstrosities that have changed a lovely area into an area that will very quickly become a densely populated area that no longer suits single family living. I have lived at this same address for nearly 28 years and wish to continue living in this area. Having such a building constructed will attract people who have no intention of living in the area long term hence diluting the community feeling of the neighbourhood.

Regards

Catherine Radcliffe

403 240-2482.

Palaschuk, Jordan

From: mar15085@hotmail.com
Sent: Monday, November 05, 2018 10:14 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0134

November 5, 2018

Application: LOC2017-0134

Submitted by: Marlene MacKinnon

Contact Information

Address: 3239 kenmare cres sw

Phone: (587) 999-7127

Email: mar15085@hotmail.com

Feedback:

I am really concerned if they allow the rezoning of this lot. It is already an extremely busy corner and to put a 6 plex will only add to the congestion. Many people have already been nearly hit at that corner crossing the street on Richmond road. The other part that concerns me is that we are in the middle off an ARP and the spot rezoning defeats this purpose. I feel that this is the wrong spot for a six plex and am not opposed if it is in the right spot. I believe a duplex would be more suited for this corner. Thank you, Marlene MacKinnon

Palaschuk, Jordan

From: jeanleighton@shaw.ca
Sent: Monday, November 05, 2018 10:20 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0134

November 5, 2018

Application: LOC2017-0134

Submitted by: Leighton amp; Jean Miller

Contact Information

Address: 3223 Kenmare Cres SW

Phone: (403) 519-6663

Email: jeanleighton@shaw.ca

Feedback:

November 5, 2018 City of Calgary, Re: Development Application for 3404 Richmond Road SW (Bylaw 269D2018) It is with continued disbelief that we find ourselves yet again responding to the proposed changes to the above property. In 2014/15 Sarnia Homes proposed the development of 6 units on this property: this proposal was turned down by city Council. Members of our community made presentations at that meeting and Council was presented with a petition signed by people opposing the development. This issue came forward again in the spring of 2017 when the same developer made the same proposal to which we and our neighbors once again expressed our opposition. In January 2018 they invited community members to a meeting at the Killarney Glengarry Community Association and we were dismayed that nothing in their proposal had changed and they continued to propose 6 units. Barely four months later (May 2018) the same proposal came forward and we once again submitted our opposition. In our May 2018 letter to you we noted that at the January community meeting one of our neighbors suggested this never-ending process is akin to the fox and the hound, with the developer hoping that if they persist in chasing the community we will give in. In that letter we wondered how long it would be before we would once again be responding to this issue and we now know the answer: just six months! We remain strongly opposed to the city planning commission's recommendation to rezone 3404 Richmond Rd SW to a maximum of 6 dwelling units. The reason for our opposition is not new to you as you have received numerous letters from us and others over the past 4 years: however they warrant repeating. Our main reason for not supporting this change is that increasing the density of this particular lot from 2 units to up to 6 is beyond what this already congested corner can handle. The 1991-92 densification of Killarney Glen Court across the street resulted in a sharp increase in cars parked on both sides of 33rd street between Richmond Road and 30th avenue, in effect turning 33rd into a one lane street. The proposed rezoning will only make this problem worse. This congestion will further impede the flow of traffic at the intersection of 33rd street and Richmond Rd: those living in the units will exit immediately onto an alley followed by two quick turns, one onto 33rd street then another onto Richmond Rd. The narrowness of the alley and the presence of up to 18 city disposal bins, not to mention a large snowfall, will make this exit a nightmare. We believe the zoning of this property should remain as is. For the past three plus years we have recommended that the city update our area

redevelopment plan rather than using this spot-rezoning approach. This is now underway and we were pleased to be part of the initial community meeting in April. We understand a draft ARP will be completed in 2019. In the meantime we expect the city to operate under the current plan which was in place when Council first turned down the developer's application for 6 units. As neither the ARP nor the developer's request has changed we strongly recommend Council not approve the rezoning of the property. To do so ahead of the new plan for Killarney Glengarry calls into question the city's belief in true consultation and collaboration with its citizens. Respectfully Jean and Leighton Miller

Palaschuk, Jordan

From: Catherine Munro <cmunro@dejonginsurance.ca>
Sent: Monday, November 05, 2018 10:31 AM
To: Public Submissions
Subject: [EXT] Bylaws 269D2018 and 80P2018

Hello,

Just a note to advise we at 3112 Kilkenny Road SW do not support the 6 Plex that is proposed by Sarina Homes on 3404 Richmond Road. Adding more density across from a multi-family complex will only make a dangerous corner further congested with traffic. Killarney is doing more than enough with accepting the Duplex and Infill homes. The lot that Sarina Homes is trying to build the 6-plex on has been previously declined. Trying to exhaust the same people that have already been put through this process is not a fair way to once again vote to have the build declined. If something has been declined how is it that the process is once again open. Again we are NOT in favour for this 6-plex to be built on 3404 Richmond Road due to the fact there is already a massive multi-family concept across the street. There is a vehicular safety hazard due to this current property at an extremely busy corner of traffic.

*Jason Read
3112 Kilkenny Road S.W.
Calgary, Alberta*

Email: jwrread@shaw.ca

Palaschuk, Jordan

From: greg.macijuk@shaw.ca
Sent: Monday, November 05, 2018 10:42 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0134

November 5, 2018

Application: LOC2017-0134

Submitted by: Greg Macijuk

Contact Information

Address: 3235 Kenmare Crescent SW

Phone: (555) 555-5555

Email: greg.macijuk@shaw.ca

Feedback:

Good Morning, My wife and kids live just north of 3404 Richmond Road and are very disappointed that we are here again wasting the city's resources on an application that has been going on through different iterations since 2014 and has not had anything materially change since the original application was refused by council: - LOC2014-0095(abandoned/refused by council!!!) If you look, the properties suitability for rezoning hasn't changed since this original application. - LOC2017-0134(this one) - DP2018-1194(cancelled by applicant - 6 unit rowhouse) - DP2018-2545(on hold) This property has never been suitable for the proposed rezoning(RCG) despite the materials submitted by Sarina Homes. Issues include but are not limited to: - The stretch of Richmond road between 29th street SW and 37th street SW is too narrow per city guidelines and IS NOT PART OF The Corridor or Neighbourhood Boulevard due to it not being wide enough. - Proximity to Transit. Bus stops are too far from this property. - Parking. There is no parking due to the 300+ unit condo complex just adjacent to this property - Utilities. There is a utility pole that services the area that is completely in the way. - No space for garbage and recycling as the lane way is narrower than normal... basically there is barely enough room for the city garbage truck to drive down the alley. Our other main issue with this rezoning is that it is spot rezoning that is outside the context of the existing ARP. We appreciate that the ARP is being reconsidered but looking at the feedback from the community planning session about updating the ARP, the community was strongly against spot rezoning. Allowing this rezoning to happen outside the context of the new ARP would be sending a terrible message about the promised consultation and involvement to the community. We've attended meetings in good faith to help build Killarney for the future and there have been no updates. The applicant hosted a community information session, at council's insistence, and we didn't receive any follow up from that, which was promised by the owner of Sarina Homes. This is very disappointing that they promised transparency and them working together with the community and we have seen nothing. I encourage you to decline this attempt and make a clear statement to the applicant that they should stop wasting city resources and put forward a plan that is suitable for that property, including meeting the requirements of rezoning. As stated above, this property DOES NOT MEET THE REQUIREMENTS FOR RCG rezoning. Sincerely, Greg Macijuk on behalf of myself, my wife and our children.

Palaschuk, Jordan

From: Kate Kerans <keransva@gmail.com>
Sent: Monday, November 05, 2018 10:59 AM
To: Public Submissions
Subject: [EXT] Land Use Redesignation - Pine Creek and Residual Sub-Area Bylaw 268D2018

Office of the City Clerk
The City of Calgary
700 Macleod Trail SE
PO Box 2100 Stn M
Calgary, AB T2P 2M5

I am writing in regards to the above development and upcoming Land Use Designation amendment.

As one of possibly three landowners (who are not developers) and only 2 who actually live adjacent to the area in question, this development will massively impact the surrounding area. It will alter forever an untouched, undisturbed Pine Creek Valley and surrounding area that is home to an amazing variety of wildlife including deer, moose, elk, golden eagles, bald eagles, owls and many others. While the consideration for walking paths and reserve areas is somewhat addressed, I have some additional concerns.

I contacted the city in June of 2017 to inquire as to the historical teepee sites that were identified by the original survey done by the developer located at the bottom of the valley just south of 210th Avenue. As a First Nations person myself, it seemed to be pertinent and relevant. I understand from further correspondence that "an HRIA report and summary were provided to the City from the applicant". I gather that as part of the City's comments to the applicant further follow up reporting was requested. "The report was approved, but either further studies or avoidance of the sites were required. We haven't seen the follow up work yet." This was the last correspondence I received regarding my inquiries and it does not seem to be addressed in this application.

My other area of concern would be the development's access from the south to which my understanding at this time is not supported by the MD of Foothills and possible future CP Rail crossings. Firstly, our property is intersected by the railway (8 acres on the west of the line and 5 acres to the east of the line) and we have a private crossing and accompanying agreement with CP Rail to access our residence. Secondly, our property and that of the neighbor to the south (also a property intersected by the railway and also accessed by a private crossing with CP Rail), is at the dead end of a road that originates off an MD access point via 226 Avenue W and this is also of concern. The last correspondence I received from the City indicated that "CPR has refused to allow the at-grade crossings that were proposed for the emergency access to the plan area from the south, so at least for the construction phase there will not be any access from the south. They are looking at grade separated crossings for the future but I anticipate that these would not be constructed until such time as the lands to the south are annexed by the City and I don't think the MD would be supportive otherwise, as our road infrastructure is not sufficient to support the traffic that would be created."

The land use redesignation addresses this issue by saying "To the south, an emergency-only access at the southeast corner of the plan area, connecting across Canadian Pacific Railway at-grade via 226 Avenue W to Macleod Trail SE will allow full development of the subject lands. If this emergency access option is not available, development will be staged to a maximum of 99 units."

Further regarding this, we have been approached by the developer asking if we would be agreeable to having our crossing closed and access to our property reduced to being only from the west and have indicated this is not

acceptable. Our property is not merely accessed from the east side of the CP railway tracks but actually intersected by it so this is not an option. I gather that the neighboring landowner directly to the south of us has also been approached by the developer for roadway access to the proposal area and that would also not be agreeable to us. In 2015, we appealed to the City of Calgary SDAB against an RV Storage application approval and successfully defeated it (2016 CGYSDAB 13) and part of that dealt directly with the roadway access that is currently in question. I would like to know the what the plans for dealing with CP rail access and roadway access from the south are to be in light of all of the above.

Thank you in advance,
Kate Kerans and George Ross
377R - 210 Avenue SE
Calgary, AB T2X 1K4

Palaschuk, Jordan

From: catherinemunro@telus.net <dm473319@telus.net>
Sent: Monday, November 05, 2018 11:20 AM
To: Public Submissions
Subject: [EXT] Fwd: Bylaws 269D2018 and 80P2018

Hello,

On January 12, 2015, I attended a Council meeting at which the previous attempt by the developer to have this tiny parcel rezoned was voted down by Council. I spoke in opposition. Not long after that meeting, I met with one of the Councillors who had been supportive of the proposed project and voted in favour of the rezoning. I was advised that, sooner or later, the project would be approved. I suspected the Councillor is an ideologue, defined in Merriam-Webster as “an impractical idealist” or one who is “an often blindly partisan advocate or adherent of a particular ideology”. No matter how many Killarney citizens object, no matter what the negative impact on the neighbourhood, the common good, in this case maximum density, must be imposed over the wishes of the community. This view appears to be supported by members of the City bureaucracy.

The latest proposal does not address any of the concerns that were raised by Council over two years ago and which doubt contributed to the rejection of the previous application. Among others, the concerns included:

- Access to Richmond Road SW
- Impact on traffic on Richmond Road SW
- Inadequacy of visitor parking
- Non-conformance with City requirements for access to public transport
- Inadequacy of the back alley
- Impact on the immediate neighbourhood
- Non-conformance with the extant ARP

The community would have little problem with a duplex development on that corner site. It is understood that the developer considers such a solution to be uneconomical. I confess to having little sympathy for this attempt to persist with a development that a) has next to no support from the Killarney community, b) violates the City's own regulations, c) will exacerbate the problems on Richmond Road SW and d) will negatively impact the lives of nearby residents, both during and after construction.

It may be the developer shares the afore-mentioned Councillor's ideology; I suspect, however, that it is not pure altruism that is behind this second attempt to have the development approved. If Council and City administration decide to grant approval, they should do so within a fully democratically-presented plan for the area.

I respectfully request that Council rejects this current proposal.

Yours truly,

Norman Ross

210, 3000 - 51 Street SW, Calgary, AB, T3E 6X6

email: ross.nir@gmail.com

(Minutes of the 15/1/12 Council meeting should verify my identity)

Palaschuk, Jordan

From: jonathan.mackinnon@gmail.com
Sent: Monday, November 05, 2018 11:24 AM
To: Public Submissions
Subject: November 12, <web submission> LOC2017-0134

November 5, 2018

Application: LOC2017-0134

Submitted by: Jonathan MacKinnon

Contact Information

Address: 3239 Kenmare Cres SW

Phone: (403) 988-8390

Email: jonathan.mackinnon@gmail.com

Feedback:

I find myself once again writing in to the City to outline my reasons for not supporting this application for Redesignation and strongly believe that the zoning of 3404 Richmond road SW should remain as-is due to the following reasons: - medium density site already exists across the street and already brings parking issues. allowing another medium density building will compound this already existing problem - no plan exists for the applicants garbage disposal. the applicant is proposing that going from a current 3 bin arrangement to 18bins will have no effect on the back alley. The back alley is undersized and unpaved and multiplying the amount of bins by a factor of 6 on this lot will definitely have an impact, especially when there is snow on the ground - The applicants lot is situated on a busy intersection with a crosswalk and back alley in close proximity. The exit from the back alley with proposed parking is only a few meters from the intersection with Richmond road. - Killarney ARP is currently under review. My family and my neighbours attended the Killarney ARP workshop to take part in the community and ensure our voices were heard. If the city continues to allow spot rezoning, then why did the City believe it was necessary to spend the resources on revising the ARP? - The applicant for this site is not working with the neighbours. A meeting was held earlier this year where the applicant asked us for our concerns on the proposed development and it appears none of our concerns were addressed. This project keeps resurfacing with the same scope and with the same outstanding issues. The old application which was denied was for a 6-plex and this application is for 6 units as well (4 units + 2 units) - Wrong location for medium density development due to proximity to transit. The nearest c-train station is over 2km away with no parking. The nearest bus stop is 500m away and does not go downtown. There are no bike lanes surrounding or nearby to this property. - Loss of green space. replacing a bungalow with 6-units + parking will have an overall loss of green space and trees for this area. with no neighbouring green spaces, this will have an overall negative impact - Roadways. The section of Richmond road between 37th and 29th is not a proper Collector or Arterial road. Richmond road (in this area) is only a single lane road at 12m in width and does not have any dedicated bike lanes or transit stops - fire hydrant on this lot will not allow for any street parking in front of proposed development with additional vehicles. There is currently no visitor parking in the proposed development either.

Palaschuk, Jordan

From: Catherine Munro <cmunro@dejonginsurance.ca>
Sent: Monday, November 05, 2018 11:32 AM
To: Public Submissions
Subject: [EXT] Bylaws 269D2018 and 80P2018 - 3404 Richmond Rd. S.W.

To Whom It May Concern,

I wish to provide the following comments and observations on Bylaws 269D2018 and 80P2018:

- It is my understanding that the application to redistrict the parcel from DC to R-CG would allow for the development of 6 units;
- The parcel is located within the area of the Killarney Area Redevelopment Plan (KARP), a statutory plan adopted by Council under section 634 of the Municipal Government Act;
- The KARP, adopted in 1986, is still in effect, and has been amended on an ongoing basis, most recently in 2011;
- One of the purposes of the Area Redevelopment Plan is to outline the proposed uses for the plan area;
- Map 2 of the KARP titled 'Land Use Policy' illustrates the proposed land use for the plan area.
- Section 2.1 of the KARP provides the context and policies that inform Map 2.
- Policy 2.1.3.1 states:
 - The Land Use Policy for Killarney/Glengarry is indicated on Map 2
- Map 2 of the KARP is very specific, in that it shows property lines and assigns a specific land use to each property. There are no statements in the KARP that infer that the Land Use Policy is only to be used as a general guideline.
- The parcel that is the subject of this application is located in an area identified as Conservation/Infill
- The KARP's stated intention for the Conservation/Infill area is:

This policy category provides for the form and density allowed under the existing R-1 and R-2 Land Use Bylaw districts which includes single-family detached, semi-detached, duplex and converted structures containing no more than 2 units. This policy, which is applied to the great majority of the residential land in Killarney/Glengarry, essentially represents a conservation/infill policy designed to retain a low density of dwelling units and the traditional home built form while permitting infill development.

- It is my understanding that under the KARP, no more than 2 units may be located on any single parcel in the Conservation/Infill area.
- This proposed redesignation would allow 6 units on a single parcel, therefore this proposal is not consistent with the KARP
- The KARP's policies concerning higher density housing (Townhouse Development and Apartment Development) are outlined in section 2.1.3. These policies describe where higher density housing is appropriate. The policies do not indicate that higher density housing may be considered appropriate in the Conservation/Infill area on a case-by-case basis.
- Taken together, the KARP's policies, and Map 2 are very clear: multifamily residential development is not intended for this site.
- Council, in making a decision on this application, is required to follow the policy of this statutory plan. The policy of the KARP is clear – this parcel is to be used for Low Density Residential Development.

I hereby oppose Bylaws 269D2018 and 80P2018.

Sincerely,

Rod Ross
16083 Highland Road
MD Foothills, Canada
roderickross@hotmail.com

Palaschuk, Jordan

To: Catherine Munro
Subject: RE: Bylaws 269D2018 and 80P2018

---Original Message-----

From: Catherine Munro [mailto:cmunro@dejongsinsurance.ca]
Sent: Monday, November 05, 2018 11:59 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] FW: Bylaws 269D2018 and 80P2018

Hi,

Attached please find numerous letters of opposition pertaining to the re-zoning of 3404 Richmond Rd. S.W. to allow for more multi-residential housing.

Catherine De Jong
3243 Kenmare Cres SW
Calgary, AB T3E 4R4
catherinemunro@telus.net

CPC2015-007

Att. 3, Letter 25

Albrecht, Linda

From: MARIBEL BENSON [maribelbenso@shaw.ca]
Sent: Friday, January 02, 2015 11:37 AM
To: Albrecht, Linda
Cc: sjbenso@telus.blackberry.net
Subject: re: Bylaws 7D2015 and 1P2015 (3404 Richmond Road SW)

To whom it may concern:

I'm writing this letter to express my concerns regarding the submission to the City by the owner of the property at 3404 Richmond Road. The owner of this property wishes to have the zoning changed to allow 6 townhouses on this DC controlled lot.

This would be totally out of place for the area. If one walks west on Richmond Road to 37 Street, the only new developments are, side by side duplexes, so 2 houses on 50-foot wide lots where there used to be a single house. If one walks north on 33rd Street up to 26th Avenue on the west side, you have single family houses, where some have been converted to up and down duplexes. The only zoning changed is the strip mall facing 26th Avenue which has been there for several decades.

Having lived in my present house in Killarney for 23 years, I have noticed that the traffic on Richmond Road has increased steadily in both directions. The corner in questions is a particularly dangerous one and I have witnessed near collisions on several occasions especially drivers attempting left hand turns to head east on Richmond Road.

The other major problem I see is that with the cancellation of bus no. 108 that ran along Richmond Road when the West LRT was opened (December 2012) you will most likely have 6 more residents using their vehicles to/from work on a daily basis.

For these reasons I feel that this zoning change should not take place. It appears the owner of this property simply did not perform his/her due diligence when buying this property. Just a few blocks north and east, north of 25 Avenue SW from 30 Street over to 28 Street right up to 17th Avenue, there are several blocks of land zoned, MCGd72!! That is where this development should take place.

Yours truly,

Stephen Benson

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2015 JAN -2 PM 12:59
THE CITY OF CALGARY
CITY CLERKS

Shaw Webmail 2.0

verde@shaw.ca

CPC2015-007

Att. 3, Letter 21

Input: 3404 Richmond Rd SW

From : Vanessa Erickson
<vanessa.erickson@intergraph.com>
Subject : Input: 3404 Richmond Rd SW
To : verde@shaw.ca
Cc : Cindy Taylor <cindy@acms.ca>

Wed, Aug 20, 2014 01:03 PM
1 attachment

Hi Glen,

I am e-mailing you to express my concern about the proposed rezoning of the lot located at 3404 Richmond Road SW. I was not able to attend the meeting last nights as I am in Houston for work. However, like many of my neighbours, I am against the idea of rezoning this property for a number of reasons:

- Increased competition of "like" properties, potentially devaluing my home
- Increased traffic on my street making it less safe for children and pets
- More people using the street for parking, affecting my visitors

I don't believe that this re-zoning should be permitted and would like the opportunity to oppose it with whomever is responsible for approving it.

Thank you very much,
Vanessa Erickson

Vanessa Erickson
Americas Marketing Specialist
Process, Power & Marine
T: +1 403.569.5512 M: +1 403.807.5432
F: +1 403.569.5801
E: vanessa.erickson@intergraph.com

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Process, Power & Marine
1120 68 Ave. NE
Calgary, Alberta, Canada T2E 8S5
www.intergraph.com | [LinkedIn](#)

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THE CITY OF CALGARY
CITY CLERK'S

CITY CLERK REFERENCE : BY LAWS 702015 AND 1P2015

WE ARE SUBMITTING OUR OBJECTIONS TO THE
PROPOSED DEVELOPMENT AT 3404 RICHMOND ROAD SW
AS PER THE FOLLOWING 2 PAGES

Reg Chambers
Diana Chambers

3123-33 ST SW
CALGARY AB

THE CITY OF CALGARY
CITY CLERK'S
2014 DEC 31 PM 1:23

RECEIVED

Albrecht, Linda

From: Laurel Paul [lvpaul@telus.net]
Sent: Wednesday, December 31, 2014 9:58 AM
To: Albrecht, Linda
Subject: BYLAWS 7D2015 AND 1P2915

December 31, 2014

RE: Development location 3404 Richmond Road SW Calgary

This is to advise that as a property owner living in this area I AM strongly against the development of building six townhouses for the following reasons.

- 1) THIS PLAN GOES AGAINST KILLARNEY GLENDALE ARP which was approved in March 1986 which states that NO MORE THAN TWO UNITS MAY BE LOCATED ON ANY SINGLE PARCEL IN THE CONSERVATION/INFILL WHERE THIS PARCEL OF LAND IS LOCATED.
- 2) We already have eight infills in my area where there was only single housing. Parking for these will be doubled, causing greater traffic problems in our area and on Richmond Road, where traffic is very high both East and West .
- 3) On the last petition, the people in attendance that as a group VOTED down this new development as it exposes us to multi-family units on many more lots in Killarney.
- 4) There are adequate areas within Killarney that are zoned for multi- family/high density development, those areas are still open for these types of building,
- 5)The maximum allowable height under proposed land use will decrease privacy for adjacent parcels. this is already the case in my area where we have two and three housing units.
- 6) The parking in front of these units is LIMITED TO TO SIXTEEN FEET WIDE, a typical vehicle requires 20 feet to park.

As A TAX PAYER I am AGAINST THIS DEVELOPMENT.

I trust that the CITY WILL NOT approve this development, Your reply on this matter would be greatly appreciated.

Laurel & Constance Paul
3611 Kilkenny Road SW
Calgary AB.
Phone 403 686 7960 (Home)

RECEIVED
2014 DEC 31 AM 10:51
THE CITY OF CALGARY
CITY CLERKS

CPC2015-007

Att. 3, Letter 43

Albrecht, Linda

From: shamballa@shaw.ca
Sent: Tuesday, December 30, 2014 4:45 PM
To: Albrecht, Linda
Subject: Notice of objection

The city clerk please accept my notice of objection to stop the proposed potential development of 4 and 6 multifamily units in Killarney / Glengarry protecting our community we all love and live in. The violation of (ARP) for those of us who bought and invested in single family homes for the purpose of living in an area which would facilitate a quiet green neighborhood has been betrayed through the desire to encourage contractors to maximize profits who will not be facing or living with the deconstruction of our family neighborhoods.



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2014 DEC 31 AM 7:40
THE CITY OF CALGARY
CITY CLERKS

Albrecht, Linda

From: John Lee [hijlee@hotmail.ca]
Sent: Tuesday, December 30, 2014 7:45 PM
To: Albrecht, Linda
Cc: catherinemunro@telus.net
Subject: Objection to development at 3404 Richmond Road SW

Ladies and Gentlemen:

I am opposed to the developer's plans for the property at 3404 Richmond Road SW.

It goes against the Area Development plan and residential criteria.

If allowed, it sets a bad precedent for other similar developments requiring zoning changes.

It will increase parking problems and traffic congestion on a road that is already used heavily during rush hour.

The development plan does not include adequate parking and neighbors will bear the problems.

Tall buildings obstruct the openness of view and homeowner privacy that makes the area desirable for residency.

During construction, developers do not respect neighbors' driveways or noise concerns.

Construction materials, especially nails, cause hazards to vehicles long after construction is completed.

Infrastructure is inadequate for the added population density; water pressure is already poor.

Ref Bylaws 7D2015 and 1P2015

John Lee
3232 Kerrydale Road S.W.
Residence phone: 403-246-4297
email: hijlee@hotmail.ca

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2014 DEC 31 AM 7:40
THE CITY OF CALGARY
CITY CLERKS

CPC2015-007
Att. 3 Letter 36

RECEIVED

Trevor Cook and Louise Groves
412 49th Avenue SW, Calgary, AB, T2S 1G2

2014 DEC 29 PM 3: 10

December 18, 2014

THE CITY OF CALGARY
CITY CLERK'S

Dear City Councillors,

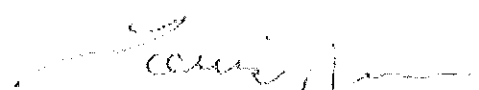
I am writing this letter on behalf of myself, Louise Groves and my husband, Trevor Cook. We are active community member living in the community of Elboya. This letter is to express that we are against approving the application for land use amendment (LOC2014-0104) to rezone the property located at 503-49th avenue SW from R-1 zoning to R-2 zoning.

As a community, we have always worked with the city when it comes to our community. Elboyans are engaged community members in an engaged community. This yields a strong community within the city of Calgary.

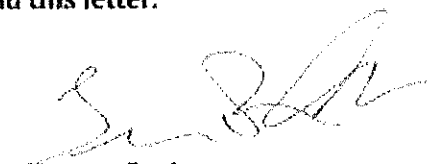
Most recently, Elboyans spent thousand of hours working with the city over the years on the 50th avenue LAP. As City Councillors, you voted to approve this plan in May of 2013. In this plan, that you voted to accept, most of 49th avenue was intentionally not included in the plan. The LAP is the appropriate plan to increase density in the community of Elboya as it adds up to 1000 new residences within the community of Elboya. This represents a significant increase in density for the city. Numerous hours by city employees were spent on planning the LAP and investigate all of the options for increasing density in a way that creates a well-blended, balanced community. The purpose of such thorough planning as the 50th avenue LAP is to balance the need for increased density with the need to keep the integrity of a community. Spot zoning, which I believe, this city of Calgary has historically been against takes away from the already thorough planning for increased density in this community. I feel that approving the R-2 spot zoning at 503-49th avenue SW is a waste of the many hours of work put into a thorough, community minded, intentional plan for the community of Elboya. Allowing for spot zoning and unplanned zoning changes in a community that actively worked with the city to plan discourages the concept of an engaged, strong community. This is because the city is going against it's own plan community engagement and breaks trust with community members as it appears that the efforts were not done in good faith.

We look forward to the LAP plan going into effect, as it is the correct density plan for the community of Elboya. It balances both the needs of the community and the city.

Thank you for taking the time read this letter.



Louise Groves



Trevor Cook

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verde@shaw.ca

3404 Richmond Rd SW

2015 JAN -2 AM 8:23

CPC2015-007

Att. 3, Letter 35

THE CITY OF CALGARY
CITY CLERK'S

From : JASON READ <jwrread@shaw.ca>

Wed, Aug 20, 2014 03:08 PM

Subject : 3404 Richmond Rd SW

To : verde@shaw.ca

> Hi Sheri,

> I'm just touching base regarding the meeting last night. I will cut right to the chase. If you want the project to stop I would suggest following up with the gentleman that spoke about legal action. The situation regarding density is a mandate by Mayor Nenchí. The only reason builders are infiltrating the inner city is because our lovely mayor is against urban sprawl. If he would release land to the builders they would be happy to keep building further out. The city is the problem here as they are not doing this. Take Cardel Homes for example as they just developed a "duplex" division in their company as they will run out of land prior to 2020. They are not alone as other single family home builders are in the same boat. Our lovely mayor doesn't understand how big home building is in our city and has many builders upset.

> The idea the builder doesn't make money with the current zoning is BS. This builder is strictly multi family in their business model. They have builds in Marda Loop of which are 4 plex or greater. They have no interest in duplex builds as that is not their business model. They squeeze their suppliers of margin and don't reduce theirs.

> So the real fight here is with the city. If you want to rep them outta if here you must go after the head of the snake - the city. This is a business for the city. More homes = greater taxes. More homes = more upgrades hence more taxes. We were able to fight the builder on Kilkenny Road but only to extend his cost of building. Eventually the duplex went in. Any and all bylaws are twisted against the community and this will not change unless lawyers are involved. This then means publicity. That then means other community's will begin to fight. Unfortunately the community board that was there last night are only volunteers. They hold no weight what so ever. They may fight but again their voice holds no weight.

> If lawyers are going to be the next step I would suggests gathering the community with no board present. Find out the legal costs. Present the dollar investment to all at the meeting. The problem is we are all fighting individually. There is much greater power in a group. Trick is how do you rally the non-confrontational people to stand and fight the same fight?

Ps ... Not sure if you noticed that the lady whom advised about her client with the 4 plex by the gas station removed her signature from the petition form. That family owns 4 homes on

Kilkenny Road. They have sold one they built single family on. They rent 2 others. My guess is now that someone paved the way for duplexes they will follow suite. So remember this fight is about money not community as the city, builders, and realtors sell our community to make profit for themselves. If duplexes are where we are heading then fight to make them cost over 1 million to purchase. That will eliminate an transition housing problems while increasing our property value as we have what the city and builders want.

Pss ... The garbage and recycling issue is only a problem because people leave their bins in the lanes. The bylaw states all bin must remain on a homeowners property when not out on collection days. The city won't enforce the bylaw because they don't have enough people to handle that enforcement. A simple call to 311 with the address that is an issue will create a warning to be given by a bylaw officer. If a second complain comes in then a fine is given. So before we point the finger at transitional housing as an issue we best take a bit more pride in how we as a community treat each other.

Sorry for the ramble on the email but thought you should know a few people from Kilkenny Road was there to support you guys!!

>

> Jason Read

CPC2015-007

Att. 3, Letter 34

Albrecht, Linda

From: Dylan Van Brunt [dylan.vanbrunt@gmail.com]
Sent: Wednesday, December 31, 2014 4:36 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road SW/Bylaws 7D2015 and 1P2015

It has come to my attention that a developer has purchased the property located at 3404 Richmond Road and is seeking to change the zoning on this property from direct control (DC) to multi-residential (M-CGd72) in order to construct multiple town houses. This rezoning should not be permitted. Specifically, the re-zoning should not be approved for the following reasons:

1. A rezoning would be against the Killarney Glengarry ARP;
2. Killarney is currently experiencing significant growth due to the number of duplexes in the neighborhood and is struggling to cope with this change. Allowing a rezoning to permit rows of townhouses will result in significantly more congestion and reduced parking;
3. Adequate areas of Killarney are currently zoned for multi-family/high density development. This type of building should be conducted in these areas rather than changing the current zoning; and
4. Rezoning will result in increased traffic on Richmond Road, which is already congested.

I am aware there is a petition detailing the full objections to the re-zoning in question and would like the City to know that this petition has my families full support.

Thank you,

Dylan Van Brunt
403-809-2348
3607 Kilkenny Road SW

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2015 JAN -2 AM 7:41
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Shaw Webmail 2.0

verde@shaw.ca

Property at 33 St and Richmond Rd SW

CPC2015-007
Att. 3, Letter 33

RECEIVED

2015 JAN -2 AM 8:24

THE CITY OF CALGARY
CITY CLERK'S

From : Agnes McCurry <amccurry@shaw.ca>
Subject : Property at 33 St and Richmond Rd SW
To : verde@shaw.ca

Sat, Aug 16, 2014 01:46 PM

HI Sheri..

Thank you for taking the time and making an effort to keep Killarney as Killarney is supposed to be...

This past while, we have been bombarded with construction of duplexes(side by sides)?? The parking is really bad on the streets and driving in the alleys is getting to be hazardous with vehicles squeezed into any spot they can find to park them.. With the parking of so many vehicles on the street, on both sides of the roads, the roads in winter months are sometimes close to being impassable . Therefore, if two homes on one lot is making for congestion, just think what 6 homes on one lot would bring to this area.

I did see the sign on the lot when this property went for sale, but thought it was for 3 homes, which is also too many in my opinion.. didn't realize anyone would think of putting 6 homes on a one or two home lot...this is ridiculous and would really cause congestion on the roadways, alleyways and parking.

If this developer does get the green light, I believe it should be for two homes to be sold at a value of a million dollars a piece as the ones are on Kilkenny Rd. The Killarney code should not be breached in order to keep Killarney prosperous, neighborly and clean/tidy.

Lower cost dwellings are needed in the city, in some viable area I admit, but not all packed into a small parcel of land as is the case at hand. People and vehicles along with their visitors all need space.

If I have my say, it's "stick to the Killarney code"

I remain

Agnes McCurry
amccurry@shaw.ca
3508 Richmond Rd SW

CPC2015-007
Att. 3 Letter 32

Albrecht, Linda

From: Catherine Radcliffe [RadcliffeC@shaw.ca]
Sent: Tuesday, December 30, 2014 1:27 PM
To: Albrecht, Linda
Subject: Multi Residential Infill at 3404 Richmond Rd. S.W. Reference 7D2015 and 1P2015

Hello

I live at 3432 Richmond Road S.W. and strongly disagree with having the property at 3404 Richmond Road developed to contain 6 townhouses. Not only will such a development be an eyesore but parking will become extremely congested. Killarney is already overrun with the duplex monstrosities that have changed a lovely area into an area that will very quickly become a densely populated area that no longer suits single family living. I have lived at this same address for nearly 28 years and wish to continue living in this area. Having such a building constructed will attract people who have no intention of living in the area long term hence diluting the community feeling of the neighbourhood.

Regards

Catherine Radcliffe

403 240-2482.

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2014 DEC 30 PM 1:26
THE CITY OF CALGARY
CITY CLERKS

CPC2015-007

Att. 3, Letter 30

Albrecht, Linda

From: Dan Magyar [Dan.Magyar@enersight.com]
Sent: Thursday, January 01, 2015 1:19 PM
To: Albrecht, Linda
Subject: Objection to rezoning 3404 Richmond Rd

Dear Sir/Madam

I would like to express my opposition to the proposed rezoning of 3404 Richmond Rd SW to multi-residential. This is not a suitable development for the area.

My household is at 3208 - 30 St Sw. I can be reached at 403.850.9134 if you have any questions.

Regards,

Dan Magyar

(Sent from my iPhone)

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2015 JAN -2 AM 8:23
THE CITY OF CALGARY
CITY CLERKS

CPC2015-007

Att. 3, Letter 29

Albrecht, Linda

From: G.A. Mulder [gajs.mulder@yahoo.ca]
Sent: Thursday, January 01, 2015 10:27 PM
To: Albrecht, Linda
Cc: Keren Houlgate; Woolley, Evan V.; Executive Assistant - Ward 8;
Pres@Killarneyglengarry.com
Subject: Bylaw: 7D2015 and 1P2015 - Development Committee of the KGCA

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2015 JAN -2 AM 8:18
THE CITY OF CALGARY
CITY CLERKS

Reference to Bylaw: 7D2015 and 1P2015

Dear Madam / Sir,

The Development Committee of the KGCA does not support either rezoning or a change of use that would permit construction of a multi-residential building at 3404 Richmond Road SW.

This property is zoned DC-28Z91, as is the entire city block that it is in, as well as all the blocks north and west of the property. The blocks south of this property are located in the community Rutland Park and zoned R-C1. The three (3) blocks immediately east of this property are zoned M-CG, and therefore have higher density than most of the community.

We do not support rezoning/change of use of this property to higher density for several reasons:

1. The current zoning of this property permits construction of 2 homes, doubling the occupancy of the land. It is the view of the Development Committee of the KGCA that this meets the City's objective of increased density.
2. Rezoning or permitting change of use for this property would constitute spot rezoning, and would set a precedent for spot-rezoning on similar lots in the Killarney Glengarry (KG) area.
The KG community already has large areas of land along 17th Ave, on either side of 29th St that are currently zoned M-CG, MC-1 and MC-2 and several lots south of the commercial area on 26th avenue, where buildings with more than 2 housing units per lot can be constructed.
3. We feel that a multi-residential building would be out of context for the streetscape on this block, and on the adjacent block to the north. There is currently a gradient of density from the low townhouses across the street immediately to the east of the property in question, to bungalows and semi-detached homes in the block where this property is located. Therefore a multi-

residential building in this block would be out of context with the current thoughtful zoning and development.

4. The bus service that used to run along Richmond Road between 37th street and 29th street was cancelled after the West LRT began its operation. This section of Richmond Road does not have a transit service and therefore doesn't meet the Primary Transit Network criteria of a permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week (MDP, Section 2.2.1)
5. The location of the property does not allow for greater transit use, because the property is not located within 400 m of a transit stop or 600 m of a Primary Transit stop.
In winter, facing the challenge walking several blocks on sidewalks to the nearest transit stop on sidewalks that are seldom cleared and icy with backsplash, then crossing a busy intersection, most people will choose to drive wherever they need to go.
6. The intersection of 33 Street and Richmond Road (location of this property) is particularly hazardous and requires a car to wait for several minutes before they can turn into either direction during rush hour. A higher density on this property will increase traffic on local streets and through a playground zone to the nearest roads with a traffic light.
7. The resident owners of adjacent properties, as well as owners of other neighbouring properties, do not support a change in zoning or change in use of this property.

In conclusion, the Development Committee of the KGCA does not support rezoning or a change of use that would permit construction of a multi-residential building at 3404 Richmond Road SW.

Regards,

Gijs Mulder

for the Development Committee of the KGCA

CPC2015-007

Att. 3, Letter 26

Albrecht, Linda

From: Doug Kellam [duggles@telusplanet.net]
Sent: Wednesday, December 31, 2014 8:54 PM
To: Albrecht, Linda
Subject: 7D2015 & 1P2015 - regards to 3404 Richmond Rd

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5 JAN - 2 AM 7:41
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To City Clerk Office

Or to whom it may concern

I currently reside in the neighbourhood of Killarney where Evan Woolley is councillor and seems to agree with whatever the mayor decides is right for us. I didn't vote for either as neither seems to want to uphold what they were put in office for. To listen and be accountable to the people.

On the corner of a block in Killarney there is a lot at 3404 Richmond Rd. A developer wants to change the zoning to allow for multi residential housing. Bylaws 7D2015 and 1P2015 are being ignored. No surprise The Mayor wants it as more taxes from a single lot, Woolley all for it, even though it goes against a Killarney Glengarry ARP. It challenges the existing land development of the neighbourhood, because a developer wants it to line his pocket, he can't do it because of the laws, so change them so he can. The city makes money, the developer makes money, the only one losing is the residents of the neighbourhood. Woolley doesn't live next to it. The mayor doesn't, so I guess it doesn't matter what we want. No matter how many petitions come and go, the mayor doesn't care. "He knows what's best for us as we are (SUPPOSEDLY) happy with him". I'm not, he lives in a dream world as most of the people that are moving into these new houses are moving down as they can't afford where they were living. The old house that was there, the people are moving out as they can't afford the taxes anymore, and are moving down or out of town, where its cheaper. It truly is depressing that I am a born bred and raised Calgarian, and since His "Worship" has taken over, everything has gone up to suit what he believes is best, but my salary hasn't. We are being taxed to death, and then this happens in the neighbourhood to convenience a developer. So once again pack us in like sardines, as he has no use for the surrounding subdivisions as he says it costs the city to much to service them. If the money collected was used more efficiently, but I guess council never heard of doing that.

For my own personal feeling. I'm sick of all the houses being knocked down to have two story duplexes going in to replace a single family dwelling, which is why I chose this neighbourhood in the first place. Parking is shot now as not enough is provided for the street. Privacy with adjoining lots is gone as they all are built right to the lot line or as close as possible to it to get maximum house and minimum lot. All are two or more stories high.

The lots are subdivided into two, so now twice the taxes from what was a single lot. I also find if I were to sell my lot, I couldn't afford the new half of a house as it is on half the land and twice the price, as a single family dwelling. This goes in keeping with the mayors agenda 21. I doubt very much whether The mayor or Woolley care what any constituent wants or says, as they have proven this several times with the constant secondary suite debate he wants so much. More tax money for him to waste on pet projects. And since Woolley agrees with anything the mayor wants, why vote or speak up. They don't listen and do what they want, and to hell with constituents.

Finally I am quite convinced that what I am doing here is worthless, as the Mayor will find a way for this to happen, if not now then after more money wasted on debates and then ram it thru when the opposing councillors are absent . It would

be extremely refreshing to finally have a councillor or mayor that doesn't have ulterior motives and actually listened to the people, not facebook. Fat chance.

Shaw Webmail 2.0

verde@shaw.ca

Re: Property Development

CPC2015-007

Att. 3, Letter 24

From : Branch Technologies Inc.
<branchtech@shaw.ca>

Wed, Aug 20, 2014 06:24 PM

Subject : Re: Property Development

To : verde@shaw.ca

Hi Sheri,

Sorry, we missed the August 19th meeting on the proposed development on the corner of Richmond and 33st. We live at 3107-33rd and I just wanted to send you an email regarding our opinion on this development. We are strongly opposed to a six unit townhouse development on this property for the same reason as detailed in the delivered letter. In addition Killarney area is already getting over congested and over developed. I'm sure that this proposed structure will consume most of the lot which will also create some traffic viewing hazards when entering Richmond Rd from 33rd St. I will be calling Glen Warnke as well to express our opposition to this development. If you require a signature for any city directed documentation please contact me. Also feel free to contact me at time regarding this issue.

Yours Sincerely,

Wayne Kloeckes
246-6293 (H)
291-9097 (W)

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Shaw Webmail 2.0

verde@shaw.ca

3404 Richmond Road

CPC2015-007
Att. 3, Letter 22

From : G.A. Mulder <gijs.mulder@yahoo.ca>
Subject : 3404 Richmond Road
To : verde@shaw.ca

Fri, Aug 15, 2014 07:11 AM

Good morning Sheri,

We live on 33 street and received your letter. I will be there on Tuesday and was wondering until when we can appeal against this rezoning and what the application number is with the City of Calgary.

Regards,

Gijs Mulder
3103 33 street SW

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2015 JAN -2 AM 8:25
THE CITY OF CALGARY
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CPC2015-007

Att. 3, Letter 14

Albrecht, Linda

From: E. de Laforest [myamax@hotmail.co.uk]
Sent: Wednesday, December 31, 2014 4:14 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road: OPPOSITION to re-zoning, bylaws 7D2015 and 1P2015

Hello,

I am a resident owner in Killarney and am emailing to voice my OPPOSITION to the re-zoning of the property located at 3404 Richmond Road, from zoning DC (direct control) to a M,CGd72 (multi- residential).

In 1986 City Council approved the Killarney-Glengarry ARP and this proposal goes against that plan. Furthermore, there are adequate multi-family/high density development areas already zoned for developments of this nature in the area and these have not been fully utilized to date.

The Proposed Location Criteria for multi-residential infill's (PUD2014-0156) are in place to aid in making sound decisions regarding rezoning: the proposal for 3404 Richmond Road falls outside the majority of these criteria. Richmond Road has a single lane of traffic flow in each direction. Therefore the road is not of a higher standard and cannot be expanded/upgraded to accommodate an increase in lanes of traffic. The proposal is also not within the distances suggested for transit stops, nor is it in proximity to a corridor or activity centre, or adjacent to an open space/park/community amenity. Finally, the proposed re-zoning would increase the maximum building height and this would negatively impact all surrounding residents.

If the above noted information isn't enough, may I say the proposal is not in any way complementary to the existing development in the DC. Other developers have constructed new developments (duplexes) closer to 37 Street SW along Richmond Road that beautifully complement the area. I see no reason why a 6-unit multi-family complex should be allowed further into a lower density residential area - it does not suit the area and is not desired or wanted by the residents living in this community. The developers knew the zoning regulations of the area when they purchased the property and they should abide by them.

Thank you,

E. de Laforest

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2014 DEC 31 PM 4:13
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CPC2015-007

Att. 3, Letter 13

Albrecht, Linda

From: Christopher [cnpdelaforest@hotmail.com]
Sent: Wednesday, December 31, 2014 4:11 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road: re-zoning OPPOSITION, Bylaws 7D2015, 1P2015

Hello,

I am a resident owner in Killarney and am emailing to voice my OPPOSITION to the re-zoning of the property located at 3404 Richmond Road, from zoning DC (direct control) to a M,CGd72 (multi-residential), bylaws 7D2015 and 1P2015.

In 1986 City Council approved the Killarney-Glengarry ARP and this proposal goes against that plan. Furthermore, there are adequate multi-family/high density development areas already zoned for developments of this nature in the area and these have not been fully utilized to date.

The Proposed Location Criteria for multi-residential infill's (PUD2014-0156) are in place to aid in making sound decisions regarding rezoning: the proposal for 3404 Richmond Road falls outside the majority of these criteria. Richmond Road has a single lane of traffic flow in each direction. Therefore the road is not of a higher standard and cannot be expanded/upgraded to accommodate an increase in lanes of traffic. The proposal is also not within the distances suggested for transit stops, nor is it in proximity to a corridor or activity centre, or adjacent to an open space/park/community amenity. Finally, the proposed re-zoning would increase the maximum building height and this would negatively impact all surrounding residents.

If the above noted information isn't enough, may I say the proposal is not in any way complementary to the existing development in the DC. Other developers have constructed new developments (duplexes) closer to 37 Street SW along Richmond Road that beautifully complement the area. I see no reason why a 6-unit multi-family complex should be allowed further into a lower density residential area - it does not suit the area and is not desired or wanted by the residents living in this community. The developers knew the zoning regulations of the area when they purchased the property and they should abide by them.

Thank you,
C. de Laforest

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CPC2015-007

Att. 3, Letter 12

Albrecht, Linda

From: gary gouthro [alg153@telusplanet.net]
Sent: Wednesday, December 31, 2014 4:08 PM
To: Albrecht, Linda
Subject: 943 38 st sw Loc2014-0042

In regards to the hearing on Monday January 12, 2015 I want my 5 minutes to let council know they are ramming a project down our throats. This corner cannot handle the increased traffic and parking of a four plex. 5 minutes is not enough but it seems our elected officials count on this, as I understand it has already been approved. Please Email the approval of my request.

Disgusted
Gary Gouthro
944 38 st sw

RECEIVED

2014 DEC 31 PM 4:06

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CITY CLERKS

CPC2015-007

Att. 3, Letter 11

Albrecht, Linda

From: Robin Needham [needhamr@telus.net]
Sent: Wednesday, December 31, 2014 3:57 PM
To: Albrecht, Linda
Subject: Multi-Residential Infill Objection

To whom this may concern,

I am expressing my concerns in regards to a proposed multi-residential development in Killarney. This is referenced to Bylaws 7D2015 and 1P2015. There is a proposal to change the zoning for 3404 Richmond Rd. SW to accommodate a 6 townhouse development on a single lot. This is currently zoned for Direct Control and it should stay this way. The Killarney Glengarry Area Development Plan is a statutory document approved by the City Council in March 1986 which states that not more than 2 units may be located on any single parcel in the Conservation/Infill area where this property is located. This development does not meet the 8 criteria for a multi-residential development, in fact, it barely meets 4 of the criteria. This should be reason enough to halt this development.

A 6 townhouse development on this lot will be an eyesore as it will be over-height to accommodate 6 units. This neighborhood is well established and this is the reason most people like to live in this neighborhood. There are not many of these neighborhoods left and we keep getting over-run by infills, which I find ruins neighborhood that are well established and have a identity of their own. The older neighborhoods cannot keep excepting this growth as it can put a burden on traffic, parking, and schooling.

Please do not allow this development to continue and allow our neighborhood to remain the way it is.

Best regards,

Robin Needham

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Albrecht, Linda

From: Bob Kohl [bobkohl@hotmail.com]
Sent: Wednesday, December 31, 2014 3:42 PM
To: Albrecht, Linda
Subject: Bylaw 7D2015 and 1P2015. Killarney 3404 Richmond road zoning change

Hi,

I, as a resident & property owner in Killarney am opposed to the zoning change proposal from DC to M-CGd72.

This is not why I live in Killarney, if that's the landscape I wanted for the neighborhood.

Please consider all that live here, it's bad enough with the infills neighboring everywhere.

Thanks

Robert Kohl
2828, 35st. SW.

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CPC2015-007

Att. 3, Letter 9

Albrecht, Linda

From: Annette Thys [annette.thys@me.com]
Sent: Wednesday, December 31, 2014 3:25 PM
To: Albrecht, Linda
Subject: Submission of Objection: Proposed development at 3404 Richmond Rd SW

To whom it may concern:

I am opposed to the proposed change in zoning from direct control (DC) to multi-residential (M-CGd72) and with regard to Bylaws 7D2015 and 1P2015 and wish my objection to be noted.

Regards,

Annette Thys
532 Killarney Glen Crt SW
Calgary T3E 7H4
403-270-8498

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2014 DEC 31 PM 3:25
THE CITY OF CALGARY
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CPC2015-007

Att. 3, Letter 8

Albrecht, Linda

From: LORI HARLEY [rustylh@shaw.ca]
Sent: Wednesday, December 31, 2014 2:54 PM
To: Albrecht, Linda
Subject: Objection to zoning change

We Dan and Margaret harley object to the ossicle zoning change(dc) to (m-cgd72) @ 3404 Richmond Rd SW. Reference to bylaw 7d2015 and 1p2015

Sent from my iPad

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CPC2015-007

Att. 3, Letter 7

Albrecht, Linda

From: Seema D'Souza [seems13@me.com]
Sent: Wednesday, December 31, 2014 2:37 PM
To: Albrecht, Linda
Subject: 3404 Richmond Rd SW

Please be advised that we strongly oppose the new development plan for 3404 Richmond Rd SW specifically with reference to bylaws 7D2015 and 1P2015.

Please let us know if you have any further questions.

Seema D'Souza & Richard Broe
3120 Kilkenny Rd SW
403-764-0013

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Shaw Webmail 2.0

verde@shaw.ca

3404 Richmond Road SW

CPC2015-007

Att. 3, Letter 28

From : Kevin Spencer <kevinspencer@shaw.ca>
Subject : 3404 Richmond Road SW
To: : verde@shaw.ca

Mon, Aug 18, 2014 06:06 PM

Hi Sheri,

Just dropping you an email regarding the flyer I received which detailed a proposal to build 6 townhouse units. Unfortunately I cannot attend the meeting on Tuesday but please count me in for support against this proposal, with traffic, parking being a primary and legitimate concern.

I am living on Kilkenny Road, please let me know how the meeting goes.

Kevin

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CPC2015-007

Att. 3, Letter 6

Albrecht, Linda

From: Kevin Spencer [kevinspencer@shaw.ca]
Sent: Wednesday, December 31, 2014 2:32 PM
To: Albrecht, Linda
Subject: 3404 Richmond Road SW

Dear Sir/Madam

As a resident of Killarney please accept this letter as my official objection to the proposed redevelopment of 3404 Richmond Road, or more specifically the change in zoning from DC to multi-residential.

The main reason for my objection is that it is direct opposition to the Killarney Glengarry ARP stating that no more than 2 units may be located on any single parcel. As a resident and local citizen these area redevelopment plans are why I live here. If they are not valid documents, setting out the future vision of our vibrant community then please say so, and I will choose to live somewhere else. Killarney has seen a lot of redevelopment in the past 5 years, most of it is most welcome and certainly fits in with the city's vision of increased density however it is placing a stress on the current infrastructure and residents. This proposed deveopmnet does not meet even half the guidleines proposed by counicollir Evan Woolley to be used in tehse situations. It should not be entertained any longer, it should have not reached this far and is now just turning into a waste our tax dollars.

Many Thanks for your consideration,

Kevin Spencer
T3e 4R5

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Albrecht, Linda

From: Tara Tanchak [t.tanchak@gmail.com]
Sent: Wednesday, December 31, 2014 12:33 PM
To: Albrecht, Linda
Cc: Tara Tanchak
Subject: RE: 3404 Richmond Road SW (Plan 732GN, Block 1, Lots 1 and 2) from DC Direct Control District to Multi Residential - Contextual Grade-Oriented (M-CGd72) District (Bylaws 7D2015 and 1P2015)

The Office of the City Clerk,

I am writing you in regards to the proposed development to redesignate the land located on 3404 Richmond Road SW (Plan 732GN, Block 1, Lots 1 and 2) from DC Direct Control District to Multi Residential - Contextual Grade-Oriented (M-CGd72) District. I do not support this development as it will harm the Killamey community for a number of reasons.

The location of this proposed development is not conducive to a multi-residential complex. Richmond Road is a very busy road with very high traffic. By adding a multi-unit complex, traffic will become more of an issue as there will be more cars parked on this busy road plus more cars on the road at this busy intersection that can't really accommodate more traffic. There is limited parking on Richmond Road plus with the Killarney Glen Court complex there is already a lot of cars parked on nearby streets; the roads can't accommodate more parking as it is already a high collision area. This high congestion area can't accommodate more traffic and parked cars that will result from this multi-unit development.

The community of Killarney is experiencing a huge population explosion with the number of single houses being replaced with duplexes and infills. By adding a multi-unit development the City of Calgary is adding to this problem. My fear in allowing this multi-unit development is that the floodgates will be opened and more multi-unit developments will be allowed in Killarney and the community can't support them.

I love the Killamey community and this development will change the community for the worse. I don't support it as it will increase traffic in an area that can't accommodate it; if permitted it may allow for additional multi-unit developments to be built; and will visually take away from my beautiful community as it will destroy trees currently in the lot and the height of the new development will be larger than the existing bungalow on the lot.

Regards,

Tara Tanchak
(403) 991-0137

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CPC2015-007

Att. 3, Letter 1

Albrecht, Linda

From: Robert Jack [rcjack55@yahoo.co.uk]
Sent: Wednesday, December 31, 2014 10:17 AM
To: Albrecht, Linda; Catherine Munro
Subject: Proposed Development 3404 Richmond Road SW

Dear sirs,

REF: 7D2015 and 1P2015 Application for change of zoning from DC to M-CGd72 at 3404 Richmond Road SW

I am writing you to voice my objection to the proposed development to the change of zoning for the above property.

As a resident of Killarney (3203 Kinsale Road SW) I object to the above application for the following reasons:

- It contravenes the Area Redevelopment Plan approved by City Council in March 1986
- Killarney is already experiencing increased density with the addition of Duplex and infill properties
- There are areas that are zoned for this type of development in Killarney, that are open for development and not in use
- It will increase traffic congestion and cause safety issues at the intersection of 33rd Street and Richmond Road which is already experiencing high volumes of traffic during peak periods
- Parking on this property will be an issue because of the traffic density on both 33rd street and Richmond Road, as well as the size of the lot which does not allow adequate area for parking for the number of units
- Height restrictions will also be an issue for a development of this type, in order to make it fit for purpose

I strongly feel that development of this sort is detrimental to the well being of the Killarney ARP and will not suit the community in any way.

Yours sincerely

Robert C. Jack
3203 Kinsale Road SW
Calgary, AB
T3E 4S1
587 896 4930
403 249 2595

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2014 DEC 31 AM 10:51
THE CITY OF CALGARY
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CPC2015-007

Att. 3, Letter 3

Albrecht, Linda

From: lorna Thomas [lornathomas@shaw.ca]
Sent: Wednesday, December 31, 2014 11:02 AM
To: Albrecht, Linda
Subject: Bylaws7D2015 and 1P2015

I live on Richmond Road S.W. and wish to object to the idea of a large 6 plex on the property at 33rd Street and Richmond road S.W.

It would bring far too much traffic to this intersection.

I realize there is a large complex across the street to the East, however there is a much larger area of land for these buildings.

Thank you.

Yours sincerely,

Lorna Thomas 3608 Richmond Road S.W. 403-249-6261.

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2014 DEC 31 AM 10:59
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April 16, 2018

City of Calgary

Re: DP2018-1194, 3404 Richmond Rd. S.W.

To Whom It May Concern,

Thank you for giving us the opportunity to submit comments and observations for Application DP2018-1194. It is my understanding that the Application is to redistrict 3404 Richmond Rd. S.W. (the Site) from DC to R-CG which, from what I understand, would allow for an undefined number of "rowhouses" each with a minimum width of 4.5 meters and a maximum height of 11 meters. Basically judging by the 75' x 120' lot, this could allow for at least 6 units with only one required parking spot per unit. This "new" Application is really no different than the proposed application made by the same development company back in 2014 to re-zone the Site to M-CG which would have allowed for 6 units. This prior application was voted against by Council 11-4 and NOTHING has significantly changed since that vote on January 12, 2015.

The unsuitability of multi-residential housing or row-housing or anything more than 2 houses on this corner remains and will continue to remain for the foreseeable future. Firstly I will bring up parking. If this Application were to be successful, there would more than likely be 6 units on the Site. That's at least 6 vehicles, but probably more like 12. Richmond Road is a very unsuitable road to park on. First there is a crosswalk so vehicles must be a certain distance from that. Second, the parking lane is horrendous in winter as it's unplowed making it unsuitable to park. There is very little parking on the 33rd Street side of the house as there's a stop sign and a lane so the vehicles will most likely end up on our crescent and there's often not much room there either not to mention the inconvenience and disturbance to the residents.

I'll be now making reference to the attached Proposed Location Criteria for Multi-Residential Infill set forth by the City (Killarney/Glengarry, Bylaws 3P2017 and 27D2017). In his May 11, 2017 letter to the area residents, Joel Tiedemann, Project Manager of Sarina Homes, states that this site is within 400m of a primary BRT stop and this is simply a false statement. The actual distances to the nearest transit stops are, in fact, 30% greater than the 400m criteria (2). The true distances are actually 550m, 550m and 700m. Also, there are NO transit stops on the north side of Richmond Rd. where this property is and the nearest LRT is over 2 km away! The third criteria stipulated by the City says the Subject Site should be within 600m of an existing or planned Primary Transit stop or station. The fact is the nearest existing or planned primary transit stops are at least 3X greater than the 600m criteria. This is a significant shortcoming! The fourth criteria states that a multi-residential infill should be on a collector or higher standard roadway. Joel says in his letter that the Site is located directly on a higher standard roadway (Richmond Road). This is also untrue. This Site is on a section of Richmond Road (between 29th and 37th Streets) which doesn't meet the criteria for either a Collector or Arterial Road and is only approximately 12m in width, with only 2 lanes and no bike lanes. Although the City has classified Richmond Road as an Arterial Street (and it probably is west of 37th Street), the aforementioned stretch between 29th and 37th Streets narrows considerably from 4 lanes to 2. An Arterial street is defined as 36m wide; Local Arterial streets are 32m wide with bike lanes; Primary Collector Streets are 29m wide and a Collector Street is 22.5m wide. So at a width of only 12m, it falls very short of the City's definition of a "higher standard" roadway. The sixth criteria states that the Subject Site should be adjacent to or across from existing or planned open space or park or community amenity. This Site doesn't meet that

criteria either. Lastly, the eighth criteria stipulates direct lane access. Although there is a direct lane, it is only 12ft wide which is considerably more narrow than the standard width of 18ft. It's also unpaved and unmaintained making it difficult to negotiate parking and driving. Furthermore, access to and from the direct lane is quite a challenge at times due to vehicles parking very close to the lane entrance. A number of times I've had to turn around in the alley as I simply can't see oncoming traffic. Increased parking and vehicles at this Site will increase the overall potential for accidents and near-misses, further burdening an already dangerous intersection.

Furthermore there are presently three tall conifers and 13 bushes on this Site. Residents in the area have been diligent in installing new trees on their yards in support of the "Neighbourwoods" program run by the City of Calgary. Redevelopment of this Site into rowhouses would likely mean the removal of all the trees and shrubs. This is not only an environmental concern but also an aesthetic concern.

Spot-zoning on this Site would be totally out of place for the area. The only new developments in the area are side by side duplexes or large single homes. An overwhelming majority of residents in the area oppose redevelopment of this Site into multi-family or row-housing or any more than 2 houses. Two years ago we collected over 300 signatures from concerned residents in the area. I'm sure their opinions and sentiments remain the same. Having said that, we would all really like to see re-development of the Site into two beautiful infills/duplexes which we would welcome with great favor and support.

Lastly and coincidentally my sister owned this property back in 1995 and she applied to the City to subdivide the property and build another dwelling. Her application was rejected because the property was deemed TOO SMALL to contain even two dwellings and traffic was also cited as an issue!! This information can be found under permit DP1995-0772.

Henceforth I oppose Application DP2018-1194.

Yours truly,

Catherine Munro
Owner
3243 Kenmare Cres. S.W.

Catherinemunro@telus.net

Palaschuk, Jordan

To: Ang, Benedict
Subject: RE: LOC2017-0134/CPC2018-1039 : Comments for: NEW DP2018-2545 : Cancelled DP2018-1194

From: Tara Tanchak [<mailto:t.tanchak@gmail.com>]
Sent: Sunday, November 04, 2018 9:26 PM
To: Ang, Benedict <Ben.Ang@calgary.ca>
Subject: Re: [EXT] Re: Comments for: NEW DP2018-2545 : Cancelled DP2018-1194

Hi Ben,

Can we still submit comments about this proposed development? If so, I'd like to carry my precious concerns forward. I don't support a multi unit development at this location due to safety and high traffic.

Tara