

Palaschuk, Jordan

From: Oosterhuis, Jessica
Sent: Monday, October 29, 2018 8:06 AM
To: Council Clerk
Subject: FW: [EXT] LOC2017-0367 - Windsor Park Land Use Amendment

From: Steven Yaskiw [mailto:stalya@me.com]
Sent: Thursday, October 18, 2018 1:37 PM
To: Public Submissions <PublicSubmissions@calgary.ca>; City Clerk <CityClerk@calgary.ca>; Farkas, Jeromy A. <Jeromy.Farkas@calgary.ca>
Subject: [EXT] LOC2017-0367 - Windsor Park Land Use Amendment

I am writing as a local resident and homeowner to indicate my firm opposition to proposed Land Use Amendment LOC2017-0367.

Before going into further detail, I would like to protest the disingenuous way that the developer/architects have been going about trying to implement this amendment, with constant delays triggering the necessity of repeated letters like this. In addition, the required signage is currently posted for this upcoming public hearing, and the chosen location could not be more cluttered despite other more-open locations along the proposed properties. Perhaps this is a coincidence, but I would be hard-pressed to find a worse location if the intent were actually to convey the information to the public. Regardless of intent, it all has the appearance of attempting to sneak the amendment past the community and does not inspire any confidence in any of the proposed development.

Although there are many technical reasons against the change, including running afoul of Council's own policy for this neighbourhood and the sharp contrast and insensitivity to the context of the neighbouring homes, the proposed zoning change is simply unnecessary for densification in this vibrant community. Many local single-story homes have been converted into duplexes and detached infills, creating a very large increase in the available housing, and many more properties are already in the process of being developed similarly. The current zoning of R-2 is more than sufficient for increasing density and this current land use designation should be maintained.

By way of the attached document including my printed name, signature, and date, I am voicing my opposition to this development, and its proposed Land Use Amendment.

-Steven Yaskiw

I am writing as a local resident and homeowner to indicate my firm opposition to proposed Land Use Amendment LOC2017-0367.

Before going into further detail, I would like to protest the disingenuous way that the developer/architects have been going about trying to implement this amendment, with constant delays triggering the necessity of repeated letters like this. In addition, the required signage is currently posted for this upcoming public hearing, and the chosen location could not be more cluttered despite other more-open locations along the proposed properties. Perhaps this is a coincidence, but I would be hard-pressed to find a worse location if the intent were actually to convey the information to the public. Regardless of intent, it all has the appearance of attempting to sneak the amendment past the community and does not inspire any confidence in any of the proposed development.

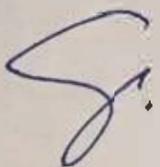
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STEVEN YASKIW

727 55 Avenue SW

Signed:



18 OCTOBER 2018

Palaschuk, Jordan

From: Erika Klavins <erika@mckinleyburkart.com>
Sent: Tuesday, October 02, 2018 12:44 PM
To: Public Submissions; Farkas, Jeromy A.; Office of the Mayor
Cc: 'Steven Yaskiw'
Subject: [EXT] LOC2017-0367 - Windsor Park 5 Storey Apartment Proposal

To the Mayor, Mr. Jeromy Farkas, and Council,

This letter is to note my firm opposition to the proposed rezoning of LOC2017-0367. MC-2 (5 storey max) is what they're attempting to go for, but I also believe this and the alternative of MC-1 (4-storey max) as both inappropriate for this location for the following reasons:

- it DOES NOT exist on on a corner parcel
- it IS NOT within 600m of existing or planned primary transit stops
- it IS NOT on a collector or higher standard roadway on at least one frontage (minimize traffic on local streets)
- it IS NOT adjacent to or across from existing or planned open space or park or community amenity
- it IS NOT along or in close proximity to an existing or planned corridor or activity centre

-architecturally, it is contextually insensitive-- the adjacent church located west of the site was designed to step to 1 storey (as it was designed to be sensitive to the existing bungalows) and the building east of the site is a bungalow – which has no plans for redevelopment (although Kasian has suggested otherwise within it's exterior elevations and renderings; both seem false to what is actually there, and which will remain there)

- the site is mid-block
- the site is mid-neighborhood creating a barrier within the boundaries
- the site is located on a fire-truck access road (55th AVE) – increased traffic and parking will likely be problematic for effective use of the existing fire route
- the lane way for waste removal is blocked at one end due to the adjacent church, which I can only imagine will be a challenging
- the existing old growth tree on the site would most certainly be removed for the proposed underground parking, which I believe takes away from the character of the existing neighborhood

If rezoning was to be considered to densify I would implore the council to only consider 3-storey max. townhouse development in lieu of any apartment structure or maintain the existing zoning of RC-2. I believe either of these will be an organic approach to densification that will likely add to the vibrancy of the neighborhood and city as a whole.

Although this may have no impact on the decision, I want to express my frustration with Kasian and the developer to approach the rezoning without a concurrent DP application. Their approach to post-pone the public hearing outcome 3 times (forcing every community member to re-submit their opposition letters), waiting until the last moment for public engagement meetings (and minimally notifying the community that they're even going on), and applying a similar approach to installing signage on the property to inform the community of the public hearing is unprofessional, and frankly unethical.

Thank you for your consideration of this matter – and I look forward to public hearing in November to review this matter in person.

Best Regards,

Erika Klavins
727 55 AVE SW
CALGARY AB
T2V0G4
403-461-2095

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

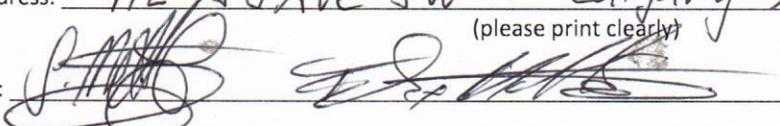
As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. **I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:**

1. Inconsistency with the Municipal Development Plan (Statutory, 2009). The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
2. Lack of Consistency with Location Criteria for Multi-Residential Infill (Non-statutory, 2016). The Proposed Development fails to meet 4 out of the 8 criteria as per the Location Criteria for Multi-Residential Infill guidelines. In particular, (1) it is not on a corner lot and is located mid-block, (2) it is on a local street as identified by Planning and Development rather than on a collector or higher standard roadway, (3) it is not adjacent to, or across, from an existing or planned open space or park or community amenity, and (4) it is not along, or in close proximity, to an existing or planned corridor or activity centre. Further, while it is adjacent to a non-residential development, that non-residential development is a church and as such, has a much lower floor-area ratio and building height than the Proposed Development.
3. Discontinuity with the Windsor Park Transition Area Policy. The City and Windsor Park community residents developed the Windsor Park Transition Area Policy in 2000, agreeing that the community "will remain R-2 securely into the future" north of 56th Avenue, a pledge that was re-affirmed later in 2000 to maintain the area north of 56th Avenue as an R-2 conservation area and discourage multi-unit developments there. LOC 2017-0367, on 55th Avenue, falls within this R-2 conservation area.
4. Lack of Proposed Alternatives for the Subject Site. The proponent of LOC 2017-0367, via Kasian Architecture, has only put forth one proposal as it relates to the development of the site – a proposal that seeks to maximize the number of units it can sell on the subject site. Kasian Architecture held 2 initial open houses during the summer (late July & August), but has not scheduled any further open houses to address community resident concerns. Further, Kasian has admitted acceptable alternative sites exist on 50th Avenue S.W., although it has not indicated any willingness to revisit the proposed location.

As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: Silvia Mettler
Felix Mettler Date: Oct. 31. 2018
(please print clearly)

Street Address: 712-53 Ave SW Calgary AB T2V 0C3
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca

Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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Dear Mayor and Councillors,

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As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: MATTHEW BELLAI Date: OCT 29 / 2018
(please print clearly)

Street Address: 504 52 AVE SW, CALGARY, AB, T2V 0B2
(please print clearly)

Signature: Matthew Bellai

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

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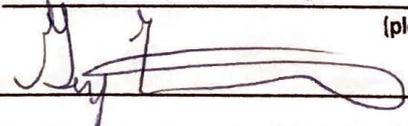
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Name of resident and/or homeowner: Greg Freson Date: Oct 28, 2018
(please print clearly)

Street Address: 712B 5A ave SW Calgary, AB
(please print clearly)

Signature: 

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Name of resident and/or homeowner: Sarah Duncan
(please print clearly)

Date: October 28, 2018

Street Address: 712B-54 Ave SW
(please print clearly)

Signature: 

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Name of resident and/or homeowner: Marlene Robertson Date: October 28, 2018
(please print clearly)

Street Address: 505 - 52 Ave SW Calgary T2V 0B3
(please print clearly)

Signature: Marlene Robertson

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Name of resident and/or homeowner: Jason S. Kulsky Date: Oct. 28, 2018
(please print clearly)

Street Address: 710 54 Avenue S.W. T2V 0E1
(please print clearly)

Signature: [Handwritten Signature] Add: a line for email address (per Herald notice)

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Palaschuk, Jordan

From: Tara H Somers <thsconsultingcalgary@gmail.com>
Sent: Monday, October 29, 2018 1:05 PM
To: Council Clerk
Subject: Re: [EXT] Materials submitted for Nov 12 council; re LOC2017-0367
Attachments: 55th Avenue SW Engagement Report Final Oct 14-compressed.pdf

Jordan,

Thank you very much! I appreciate it. I actually just sent a compressed version; please use this instead, much easier for you.

Many thanks.

Tara H Somers
THS Consulting & Management
587.700.9175

On Mon, Oct 29, 2018 at 10:54 AM Council Clerk <CouncilClerk@calgary.ca> wrote:

Good Morning Tara,

Apologies for not responding sooner. We don't usually check the public submissions until closer to the date of the meeting they get put on.

I can confirm that we received your material, an email from October 14 which contained a 71 page PDF attachment entitled "What We Heard Report to the Community Fall 2018".

I am currently in the process of getting this added to the LOC2017-0367 file.

Thank you and have a great day,

Jordan

From: Tara H Somers [mailto:thsconsultingcalgary@gmail.com]
Sent: Monday, October 29, 2018 11:00 AM
To: Public Submissions <PublicSubmissions@calgary.ca>
Subject: [EXT] Materials submitted for Nov 12 council; re LOC2017-0367

Hello again,

I am trying to get a confirmation that the materials I submitted on October 14th have been received; this will be my 3rd email, and I have also called and left voicemail with your office.

If you could kindly respond to my email, it will save me a trip in coming to your office personally to ensure the materials were received. I would appreciate a response today.

Thank you for your time.

Kind Regards,

Tara H Somers

Tara H Somers

THS Consulting & Management

587.700.9175

“What We Heard” Report to the Community Fall 2018

**Windsor Park Community Engagement;
55th Avenue SW**

LOC2017-0367

Report to the Community

55th Avenue SW Development (LOC2017-0367)

Summer/Fall 2018

Project Team :

- Kasian Architecture
- THS Consulting

Visit us at www.55avenuesw.com

- Data in this report was compiled on October 14, 2018.
- This document is an overview of what was heard during the 55th Avenue SW development public engagement process, hosted May to Oct 2018.



What We Heard: Community Engagement Report

CONTENTS:

- **Our Process**
- **Door to Door Initiative**
- **Social Media and Web**
- **Community Engagement Survey Results**
- **Open House Statistics**
- **Verbatim Comments (Online)**
- **Project Team: Notes to the Community**

Our Process

****This “What We Heard: Report to the Community” was developed to share the results of the Applicant’s engagement process, initiated by Kasian Architecture, focused on the redevelopment of 720, 724, & 728 55th Avenue SW.**

- The engagement strategy provided multiple opportunities and channels for Windsor Park Residents to learn about the future visions for this site, and to share their thoughts. Through multiple engagement channels online and in-person, we heard from many community members.**
- The community engagement process took place from May – October 2018.**
- The social media channels, email and website are still in operation, and will continue to be an open form of communication for the project team and the community throughout this process.**
- The dedicated website email address provides citizens and immediate stakeholders direct access to the architectural team.**

The 20-week engagement process included:

- 2 meetings with the Windsor Park Community Association to review the project vision and to obtain feedback
- Multiple meetings with area Councillor Jeromy Farkas, starting in about October 2017 (prior to landuse submission) with ongoing and consistent dialogue.
- Door-to-door feedback gathering (over 160 homes in a 0.5km radius from the project site), plus a collection of signatures for support conducted on May 27th & 28th.
- Dedicated project website (55avenuesw.com) launched May 1, 2018 complete with online survey for community residents, open house dates, online feedback form, dedicated email & downloadable project documents (website remains active to date)
- The creation of a dedicated project social media page, community feedback group and open house events on Facebook
- Targeted Facebook and Instagram advertisements to Windsor Park area residents (via Postal Code Targeting) to gain awareness for the open house events
- 2 Open House info sessions, coordinated in tandem with the Windsor Park Community Association in July & August
- 2000 Open House invitations sent via 2 Canada Post mail-outs, to households within in 1 km radius from the project site, advertising both the July & August Open Houses
- Sandwich boards advertising project details, website and Open House dates on 5th St SW, between 52nd and 53rd Avenue SW
- September and October engagement conducted by compiling data and responding to community resident concerns, by written letter from Kasian addressing how each concern has been heard and rectified. Open dialogue with community residents continues via Kasian website, and social media channels.

Community Participation in Engagement Process:

Residents were given multiple outlets, both online and in person, in which to give their ideas, concerns, opinions and ask questions.

Participants:

- 68 residents responded to our online-survey, via our website 55thavenuesw.com
- 49 people we personally engaged in the 2 day door-to-door direct campaign
- 17 project inquiries via website comment form
- 47 attendees to the July 25th Open House
- 42 attendees to the August 28th Open House
- 349+ unique website visitors
- 44 comments, concerns and opinions via Feedback Forms at the Public Open Houses and via comment forms on the website

Door-to-Door Initiative

The door knocking initiative, over a 2 day period, resulted in over 160 households visited, and dozens of neighbours in the immediate 2-block radius engaged.

RESULTS OF DOOR TO DOOR INITIATIVE:

- **24 signatures of support**
- **12 requests for more information**
- **3 negative responses to the project**

Full-color architectural renderings and project information left with each household, with contact information for both City of Calgary file manager and Kasian project lead.



May 28, 2018

KASIAN ARCHITECTURE

1011 Ninth Avenue SE, Suite 450
Calgary, Alberta T2G 0H7

Attn: Gerry Garvin

Re: Development 720- 728, 55th AVE SW Calgary Alberta LOC2017-0367

On May 27, 2018, within roughly 500 meters radius of the captioned development site, I canvassed neighbors explaining the proposed captioned development seeking comments and support. Enclosed is the signed petition of supporters.

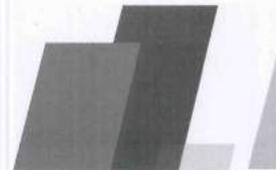
I advised the neighbors that if they wished to provide comments about the development then they could write to the file manager, Chris.Wolfe@calgary.ca and to the architect, Gerry.Garvin@Kasian.com.

The main question that came up most frequently was whether parking (and traffic) would be an issue. As a result, I explained and provided neighbors with the traffic study showing that there was no significant traffic impact and advised that parking would be located underground accessed thru the alley behind the site. My overall findings were that the neighbors supported the development, although, roughly 65% of the neighbors did not answer the door as they appeared not to be home.

Sincerely yours

Tara Somers

T: 587 700 9175 F 587 700 9175
thsconsultingcalgary@gmail.com





May 28, 2018

KASIAN ARCHITECTURE
1011 Ninth Avenue SE, Suite 450
Calgary, Alberta T2G 0H7
Attn: Gerry Garvin

Re: Development 720- 728, 55th AVE SW Calgary Alberta LOC2017-0367

On May 28, 2018, I re-attended within roughly 500 meters radius of the captioned development site to canvass neighbors (that were not home the previous day when I was soliciting) to explain the proposed captioned development seeking comments and support. Enclosed is the signed petition of additional supporters.

I advised the neighbors that if they wished to provide comments about the development then they could write to the file manager, Chris.Wolfe@calgary.ca and to the architect, Gerry.Garvin@Kasian.com.

Similar to yesterday, I found that the question most frequently asked was whether parking (and traffic) would be an issue. As a result, I explained and provided neighbors with the traffic study showing that there was no significant traffic impact and advised that parking would be located underground accessed thru the alley behind the site. My overall findings were that the neighbors supported the development. Neighbors were excited that the development was occurring and felt that it would beautify the area and bring needed revitalization to the area.

Sincerely yours

A handwritten signature in blue ink, appearing to read 'Tara Somers', written over a light blue circular scribble.

Tara Somers

T: 587 700 9175F 587 700 9175
thsconsultingcalgary@gmail.com

City of Calgary Municipal Hall
Planning and Development Department
700, Macleod Trail South
Calgary Alberta T2G-2M3

February 14, 2018

Attention Chris Wolfe (file manager)

Dear Sir:

Re: LANDUSE APPLICATION# LOC2017-0367

I am the owner of property 735 – 55th AVE SE which is directly across from the proposed development.

The Windsor Park area is an old community that has had very little new development. Therefore, when you drive around the area, you see a very tired looking street scape.

I can understand that some people in our community are hesitant to the changing skyline of this area but I am supportive of the development of 720 - 728, 55th AVE SW. I support this development because it will help to rejuvenate the street scape which currently is filled with single family homes that are aged. Although some infills are seen the amount of infill provides for little density for what this inner city area close to Chinook centre and the LRT could support, which density our City could use rather to reduce urban sprawl that causes unnecessary increases to our taxes. I believe the proposed development fits in the area as 56th AVE SW and 57th AVE SW (1 block and 2 blocks from the proposed development) have similar projects with similar heights and density.

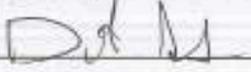
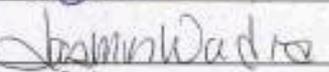
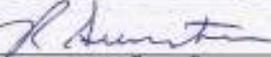
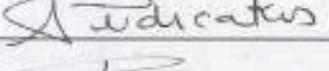
Respectfully,



John Bede
Tel#403-253-1977

Support for New Development; 720-728- 55th Ave SW

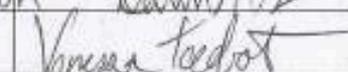
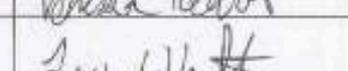
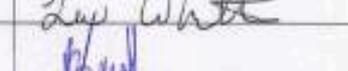
Petition summary and background	Plans and information regarding the proposed development at 720-728, 55 th Ave SW was provided to me as a neighbor in close proximity for my opinion, concern, and comment. I was advised that further material could be provided directly to the file manager Chris Wolfe at Chris.Wolfe@calgary.ca
Action petitioned for	We, the undersigned, are concerned citizens who support the proposed development at 720-728- 55 th Ave SW as application LOC#2017-0367

Printed Name	Signature	Address	Telephone Number	Date
Daniela Skettel		613 53 ave SW	(403) 616-6803	May 27/18
Mark Forbes		703- 53 Ave SW	403-876-7493	May 27/18
R.W. Herron		723 53 ave SW	N/A	May 27/18
LEIGH PARKINSON		540 54 AVE SW	FRANDYPARK@GMAIL.COM	May 27/18
Jasmin Wadia		524 54 ave SW	403 690 5514	5/27/18
RAY SUNSTRUM		505-53 AVE SW	403 589 7215	May 27/18
JEREMY KRA		512 53 AVE. SW	403-861-6221	May 27/18
James Prokop		724 54 Ave SW	403 259 0078	May 27/18
MURDER CANONK		543-55 AVE SW	403 519-0395	MAY 27/18
Lily Psadicakis		709-55 Ave S.W	405-238-2897	May 27/18
MARY Dramalis		711 - 55 Ave S.W	403-253-9670	May 27/18
SANDY LESSING		715 55 Ave SW		May 27/18

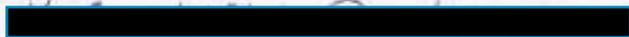
Support for New Development; 720-728- 55th Ave SW

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Community Board Member

Printed Name	Signature	Address	Telephone Number	Date
John Vivian		444 - 54 th Ave SW	403-606-0506	28/5/18
← ERIC SLOAN		642 - 54 th AVE SW	403-9708224	28/05/18
Rui Rodrigues		5631 - 56 Ave SW	403-909-1120	28/05/18
Dawn McLaren		5638 65 th SW	403-850-1756	28/05/18
Vanessa Talbot		702 56 Ave, SW	613-853-9873	28/05/18
Lee Whittier		1-714 56 Ave SW	403-401-5009	28/05/18
Bobbie Lintner		40604 56 th Ave SW	403-886-4781	28/05/18
Bonnie Harris		505-56 Ave SW	405-511-0319	11/18
KEN LASKA		505 56 AVE SW	kjlaska@telus.net	MAY 28
Megharo Rahman		505-56 Avenue Southwest		May 28/18

Support for New Development; 720-728- 55th Ave SW



Petition summary and background	Plans and information regarding the proposed development at 720-728, 55 th Ave SW was provided to me as a neighbor in close proximity for my opinion, concern, and comment. I was advised that further material could be provided directly to the file manager Chris Wolfe at Chris.Wolfe@calgary.ca
Action petitioned for	We, the undersigned, are concerned citizens who support the proposed development at 720-728- 55 th Ave SW as application LOC#2017-0367

Printed Name	Signature	Address	Telephone Number	Date
Chelley Hurst	<i>Chelley Hurst</i>	608 55 Ave SW	(587) 999-1326	May 27, 2018
Joyce Halpenny	<i>J Halpenny</i>	28621 54 Ave SW	585-577-2087	May 27/18.

Social Media and Website

4 Ways To Get the Word Out:

WEBSITE

www.55avenuesw.com

SOCIAL MEDIA

Facebook (Project Page, Open House Event Page,
Facebook & Instagram Targeted Advertising)

MAILOUTS (2)

2000 households

SIGNAGE

Sandwich Boards w/Open House dates

4 Ways to Participate:

WEBSITE

Comment Forms

SOCIAL MEDIA

FB Community Feedback Forum, Facebook Event Page, Facebook Project Page

EMAIL

info@55avenuesw.com

IN-PERSON

Public Open Houses (2)

Community Engagement Survey Results

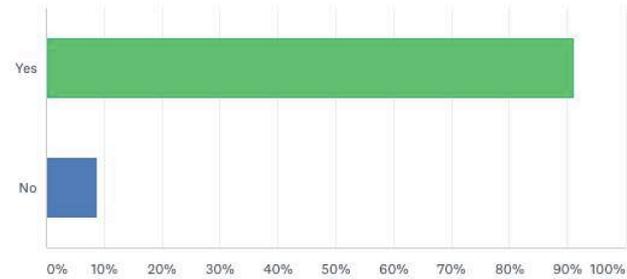
Residents of Windsor Park were asked to take a survey, with **10** questions to answer.

The survey was featured prominently on the website, and also promoted via Facebook and Instagram advertisements using Postal Code Targeting, specifically delivered to Windsor Park residents.

The survey was promoted thru social media, by postal mail-out and door-to-door campaigning which reached **over 3000** people, driving **312** of those to the website, where **68** individuals took the survey.

Do you reside within the Windsor Park community boundaries?

Answered: 68 Skipped: 0



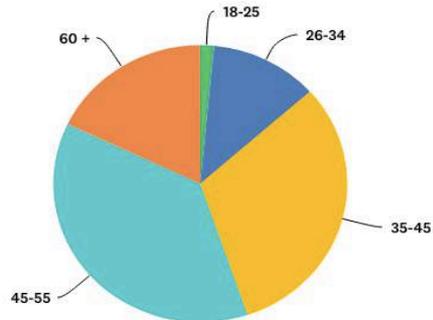
ANSWER CHOICES	RESPONSES	
Yes	91.18%	62
No	8.82%	6
TOTAL		68

QUESTION 1:

Do you Reside within the Windsor Park Community Boundaries?

How old are you?

Answered: 67 Skipped: 1



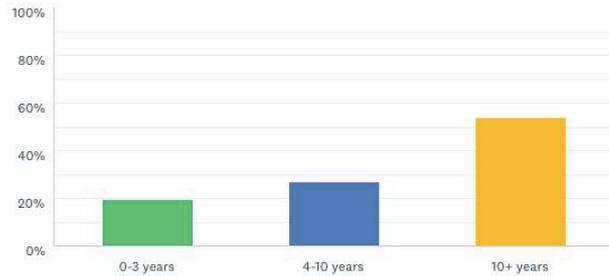
ANSWER CHOICES	RESPONSES	
18-25	1.49%	1
26-34	11.94%	8
35-45	31.34%	21
45-55	37.31%	25
60+	17.91%	12
TOTAL		67

QUESTION 2:

How old are you?

How long have you lived in the Windsor Park area?

Answered: 67 Skipped: 1



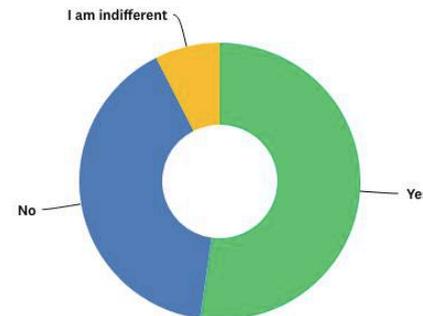
ANSWER CHOICES	RESPONSES
0-3 years	19.40% 13
4-10 years	26.87% 18
10+ years	53.73% 36
TOTAL	67

QUESTION 3:

How long have you lived in the Windsor Park area?

Do you support new condominium developments and the revitalization of the Windsor Park area?

Answered: 67 Skipped: 1



QUESTION 4:

Do you support new condominium development in the Windsor Park area?

ANSWER CHOICES	RESPONSES
Yes	52.24% 35
No	40.30% 27
I am indifferent	7.46% 5
TOTAL	67

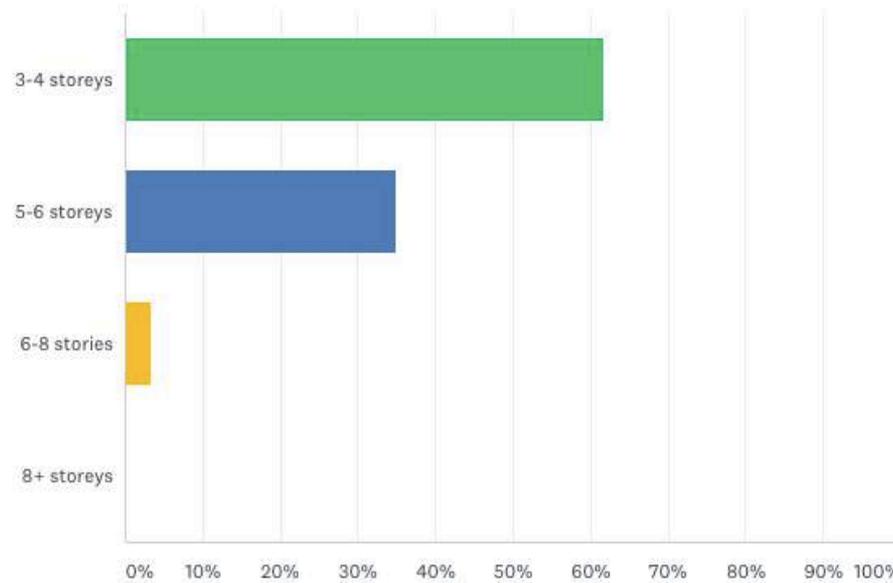
QUESTION 5:

When it comes to new condominiums in your community, what height are you agreeable with?

Answered: 60 Skipped: 8

62% in Favor of a 4-storey Development;

35% in Favor of a 5-6 storey Development

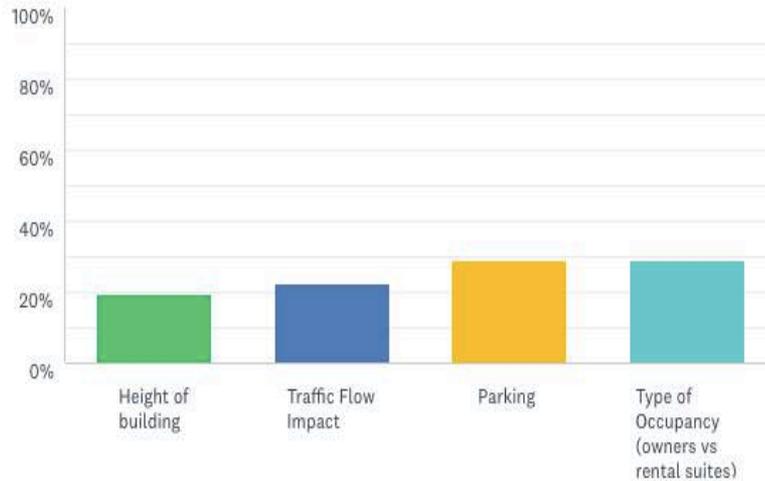


ANSWER CHOICES	RESPONSES
3-4 storeys	61.67% 37
5-6 storeys	35.00% 21
6-8 stories	3.33% 2
8+ storeys	0.00% 0
TOTAL	60

QUESTION 6:

When it comes to multi-family developments (condos) in this community, what is your biggest concern?

Answered: 66 Skipped: 2



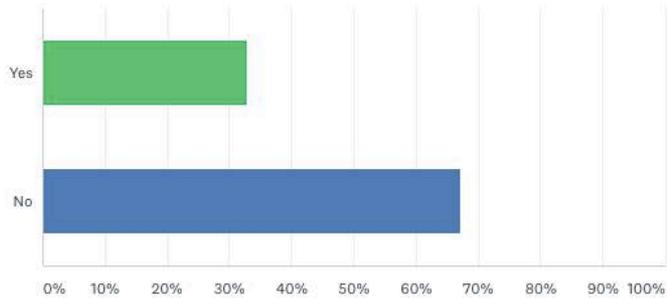
ANSWER CHOICES	RESPONSES
▼ Height of building	19.70% 13
▼ Traffic Flow Impact	22.73% 15
▼ Parking	28.79% 19
▼ Type of Occupancy (owners vs rental suites)	28.79% 19
TOTAL	66

CONCERNS IDENTIFIED & ADDRESSED:

- **PARKING**
(underground parking for residents and visitors: no parking relaxations sought)
- **TYPE OF OCCUPANT**
(developer aims to attract families and young professionals; not rental units but owner-occupied)
- **HEIGHT OF BUILDING**
(35% in favor of 5-6 floors & shadow study shows very little impact – 62% support 4 floors: study shows minor shadow impact)
- **TRAFFIC IMPACT**
(TIA study shows NO impact)

Would you consider buying a unit in this development?

Answered: 67 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	32.84% 22
No	67.16% 45
TOTAL	67

QUESTION 7:

Would you consider buying a unit in this development?

33% say YES

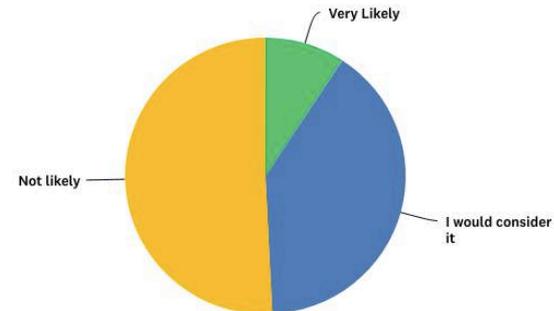
QUESTION 8:

How likely are you to sell your current home to a developer, once more multi-family projects are being built in Windsor Park?

40% would consider selling to a future developer

How likely are you to sell your current home to a developer, once more multi-family projects are being built in Windsor Park?

Answered: 65 Skipped: 3



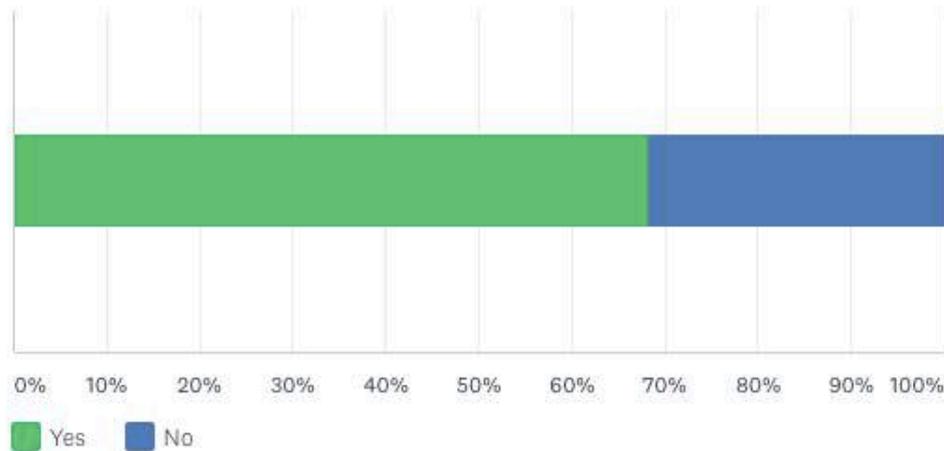
ANSWER CHOICES	RESPONSES
Very Likely	9.23% 6
I would consider it	40.00% 26
Not likely	50.77% 33
TOTAL	65

QUESTION 9:

68% Agree

Do you agree, that an increase of families and younger professionals moving to Windsor Park would add more vitality to the neighbourhood?

Answered: 66 Skipped: 2



ANSWER CHOICES	RESPONSES
▼ Yes	68.18% 45
▼ No	31.82% 21
TOTAL	66

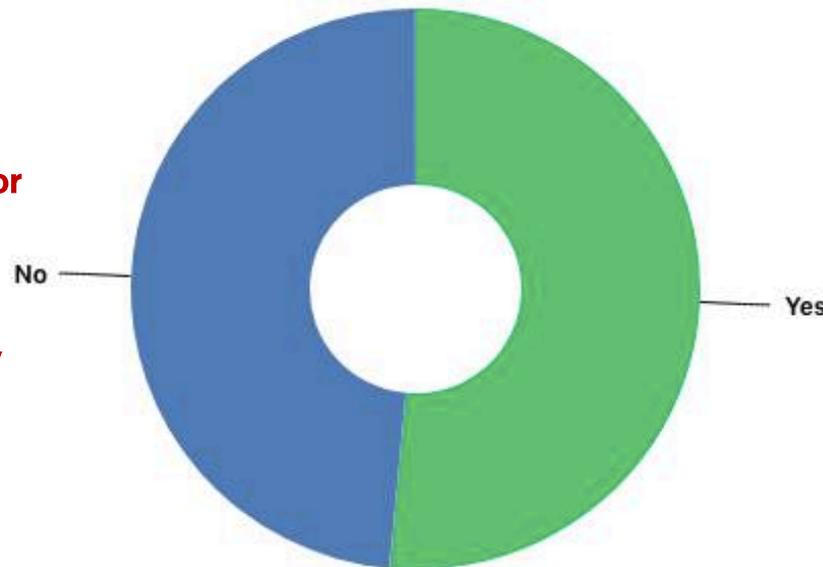
QUESTION 10:

Are you supportive of this condominium development in Windsor Park?

Answered: 68 Skipped: 0

**Concerns of the 49%
Against have been
alleviated thru:**

- **Underground parking for residents and guests**
- **TIA study shows no traffic impact**
- **69% support a 4-storey building**
- **Shadow study shows minor impact**
- **Marketing will target families and young professionals**



**51% are in favor of
the Development**

ANSWER CHOICES	RESPONSES	
Yes	51.47%	35
No	48.53%	33
TOTAL		68

What We Heard: Open House Statistics & Verbatim Comments

LOCATION:

**Windsor Park Community
Association; 5304 6th Street SW**

WHO ATTENDED?

July 25th: 47 people

August 28th: 42 people



Open House Direct Mailout (Front)



Public Open House, LOC 2017-0367

Kasian Architecture has a proposed development for 720, 724 & 728 55th Avenue SW that will help revitalize the area by adding a unique and contemporary condominium project to this vibrant family community.

You are invited to our upcoming Public Open House to learn more about this development and ask us any questions you may have.

JULY 25TH & AUGUST 28TH, 2018 | 6:00PM - 9:00PM | WINDSOR PARK COMMUNITY ASSOCIATION 5304, 6TH STREET SW
WWW.55AVENUESW.COM

Open House Direct Mailout (Back)

ABOUT WINDSOR PARK

Windsor Park is a small vibrant inner city community.

It is located between Elbow Drive and MacLeod Trail and 50 Ave SW and 58 Ave SW.

Windsor Park is a desirable inner city neighbourhood that is a wonderful place to live.

ABOUT KASIAN

We have experienced firsthand how public engagement can inspire others to take the actions necessary to bring about lasting change in our communities.

In addition to our participation and sponsorship of many community organizations and initiatives across Canada, we host 'Healthy Cities' forums that bring business and community leaders together to build a better understanding of what makes a great community.





WE WELCOME YOUR COMMENTS

ON
THE PROPOSED REZONING OF 720 – 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

25/07/2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

As an immediate stakeholder related to this project, this is a great opportunity to make Windsor Park a better, more livable & sustainable community.

Thank You!

KASIAN
ARCHITECTURE
INTERIOR
DESIGN
AND PLANNING
LTD

CALGARY
1011 Ninth Avenue SE
Suite 420
Calgary
Alberta
Canada T2G 0H7

1 403 265 2440
F 403 233 0013
www.kasian.com

Vancouver
Calgary
Edmonton
Toronto
Doha



WE WELCOME YOUR COMMENTS

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Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):



July 25/18.

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I am supportive with the following
Comments:

- Elbow Drive needs better traffic calming + speed control from 50th AVE to 58th AVE, We need controlled pedestrian crossing, etc.
- We need more trees planted in the community with all of the development and buildings going up.
- Pave the alleyways behind 53, 54, 55 Avenue.

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Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

07 27 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

TRAFFIC CONGESTION ALONG FIRE
ROUTE, STREET PARKING
EXCITED FOR GOOD DESIGN
IN WINDSOR PARK!

Thank You!

KASIAN
ARCHITECTURE
INTERIOR
DESIGN
AND PLANNING
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CALGARY
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Calgary
Alberta
Canada T2G 0H7

1 403 265 2440
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WE WELCOME YOUR COMMENTS

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THE PROPOSED REZONING OF 720 – 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I am opposed to this development. It is not of an appropriate density nor height for the core of Windsor Park (outside of the Windsor Park Transition Zone). Single family detached homes to the South and North will be dwarfed by the structure. It is not adjacent to Elbow drive. There is limited access for parking underground (westbound from one laneway only). It will significantly increase on street parking use and

Thank You!

See over ↘

KASIAN
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Doha

Trafficon 55 ave and 6st sw. The approval of this density outside the transition zone will set a precedent for the city to allow other multi unit developments within the core of Windsor park. This is a major concern.

I would prefer new style duplex type infills of which we have seen in Windsor Park the past few years. They match what is going into the nearby block and across the avenue.

Thanks!





WE WELCOME YOUR COMMENTS

on
THE PROPOSED REZONING OF 720 – 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

Concerns:

- density is too high for the location despite the stepping down. We need/want to keep these developments to the transition areas. The concern will be that eventually all of 55th will become H5 (higher density).
- traffic and speed along 55 and 54 to get to the property will increase. It is already very busy when people are at church, daily parking of commuters who take the 3. Lots of opportunity for possible accidents + children being hit.
- Value of condos ^{cost} ~~will~~ not increase value of neighbourhood

Thank You!

KASIAN
ARCHITECTURE
INTERIOR
DESIGN
AND PLANNING
LTD

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- Site should be developed into more infill properties that are much more contextual to the area and will be supported by the community.
- Shadow concerns of this going to the north side of 54.
- Developer should hold an ~~early~~ ^{early} sept open house as summer open houses are not a success for either party.
- Traffic being funnelled down the lane is not a realistic point of entry. Lots of noise and dust for those on South side of 54.

Thank you.



WE WELCOME YOUR COMMENTS

ON
THE PROPOSED REZONING OF 720 – 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

July 25, 2018.

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I am strongly opposed to this development. 55 Ave is a very busy ~~street~~^{avenue} already. There are a lot of children on this avenue and the increased density poses a risk to their safety. 55 Ave is a snow route and also the main emergency response road. Elboya school is already past capacity and cannot accommodate more students. Our community is growing too quickly. With only 40 stalls underground that means 40+ cars will be parking on 55th Avenue. With 40 new families plus the church members, 55th avenue will be a completely over populated.

Thank You!

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July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I would suggest that you pave the whole backlane as a way as giving back to the community.
I think it is about time that developers start think about what they put back into the community instead of just how much they can make on this.
I lived through enough developments in WP to be highly suspect of promises. You leave and we have to deal with all the traffic and pedestrian safety issues.

Thank You!

Turn over
→

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Date (required):



July 27/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

A good use of space for multiple unit building drawing appear to retain existing trees which is a key element to 55th Ave from 5th St to Elbow Rd. Parking entrance of laneway should reduce number of cars currently parking on the driveway which can be congested at times.

Thank You!

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Date (required):

July 25/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I have mixed feelings about this development. If it was only 2 stories, it would fit into the neighborhood better. Being in the position of looking for a condo myself, I would like more choices in my neighborhood, but not in a family-oriented building. Guest parking would also be a concern.

Thank You!

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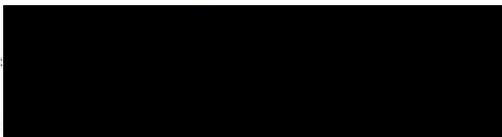
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July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

*Parking is my number one
issue as well as more
traffic filtering onto 5 street.*

Thank You!

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Your Email Address (optional):

Date (required):



Jay 05/08

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

*I'm not apposed. I am
Concerned about parking and
my property value*

Thank You!

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Date (required):

25/7/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

WHILST I AGREE WITH A "HIGH END" CONDO DEVELOPMENT
IN W.P, I DO NOT AGREE WITH THE LOCATION.
OUTER EDGE 55TH/51ST AVE, ELBOW, 50TH AVE, McLEOD TR IS
VERY ACCEPTABLE, BUT INNER CORE SHOULD REMAIN AS
FAMILY HOMES (SINGLE, B, TRIP & QUAD).
THIS SEEMS TO BE THE THIN EDGE OF THE WEDGE
ON CORE INFRASTRUCTURE.

Thank You!

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Your Email Address (optional):

Date (required):



JULY 25

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I WILL OPPOSE THE REZONING AS I
AM NOT IN FAVOUR OF PIECEMEAL CHANGES
TO THE COMMUNITY PLAN.

Thank You!

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Your Email Address (optional):

Date (required):



July 25

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I am totally opposed to what is being proposed for our area.

1. To much density
2. our area not zoned for what is proposed.
3. If you need to build, build duplexes or triplexes not an apartment.

I am totally against this rezoning.
P.S the value of my property will decrease.

Thank You!

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Your Telephone # (optional):

Your Email Address (optional):

Date (required):



July 25 '18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I will do everything to keep the project from receiving approval.

Thank You!

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Date (required):



July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

- Reconsider the size of this complex - 4 plex units would intensify without the visual impact of this condo
- This unit is lovely to look at and would fit along Elbow Drive or perhaps 50th Avenue

Thank You!

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July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

Very nice design but this large development encroaches on the area for houses in the centre of the community. Totally opposed!

Thank You!

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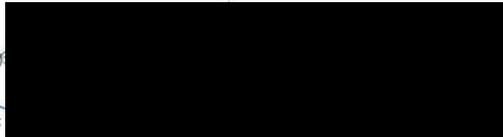
Your Name (required):

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Your Telephone # (optional):

Your Email Address (optional):

Date (required):



JULY 25 / 18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I do not want this type of building where it is proposed.

A) We already have a high density, in a very small neighbour hood - AS a matter of fact, I think we already have our fair share of such housing

B) Sets a precedent whereby our SMALL COMMUNITY ~~should~~ BECOME TOTALLY HIGH DENSITY

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I will fight this proposal with all I have & can do (lawyers)...



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Date (required):



July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I believe that this zone change, if approved, adds to the density and changes the ~~character~~ character of the neighbourhood ~~is~~ not for the better.

Thank You!

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Your Email Address (optional):

Date (required):



July 25th / 18.

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

Nice Design but this needs to be in another area. It is infringing on our small community. PARKING would definitely be an issue. As it is 57+56 you can barely drive down those streets, forget parking. The density is far exceeding what our neighborhood can handle. If this was 3 Duplexes it would be acceptable.
to Big

Thank You!

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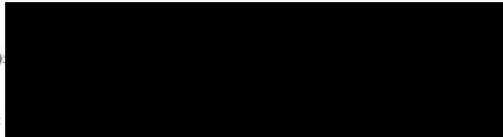
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Your Email Address (optional):

Date (required):



July 25, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

①. web site: 55avenuesw.com

↳ does not come up with information when pressing INFO tab -- no TRAFFIC study on-line as told that it would be by presenter @ door.

②. Have to sign-in to 10? questionaire: .

on ~~3rd~~ 4th?, I am asked if I support new condominium developments and the revitalization of the Windsor Park area? with following choices Yes / No / I am Indifferent

-- my Answer is No to new Condominiums, however

Thank You!

Yes to new developments + revitalization.

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Your question is misleading. Please email proper info: Park.



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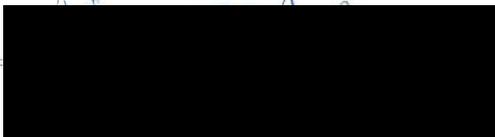
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Your Email Address (optional):

Date (required):



July 25/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

- personally I feel the building proceeds despite being turned away be two prior avenues. The building is to big & fac into the "community". The volume seems to large of a scale for our area.

Thank You!

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Another open house during "Nov" summer holidays should be held



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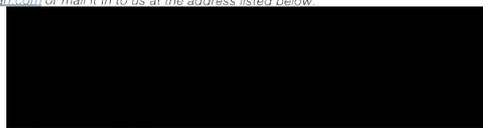
Your Name (required):

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Date (required):



AUG 28/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I'm OKAY WITH THE PROPOSAL.
MAKES SENSE ON THE ELBOW RIVER CORRIDOR.
WOULD ATTRACT BETTER DEVELOPMENT IN THE AREA
INSTEAD OF LOW END RESIDENT PROPERTIES.

THANKS.

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Your Email Address (optional):

Date (required):



Aug 28 / 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I would like our neighborhood left as is - please do not force this on us. I have lived here for 50 years and I like it as is, please go outside of our district to build your apts.

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Your Email Address (optional):

Date (required):

aug 28/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

*The answer for me -
No/ No/ No/*

Thank you

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AUG 28 / 18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

THIS PROJECT IS WELL PAST THE TRANSITION ZONE, HEIGHT VARIANCE AND PARKING MODEL 80 UNITS IS WAY TO DENSE IN THE INTERIOR OF A FAMILY ORIENTED NEIGHBORHOOD. AT 5 FLOORS THE SHADOW CAST ENCLOSES INTO 56TH AVE. I TOTALLY OBJECT THIS PROJECT AND WILL BE CONTACTING OUR CITY REP. TO PRESENT WRITTEN NOTICE WHY HAVE A TRANSITION ZONE IF ONLY TO BE IGNORED!!

AS WELL AS INFRASTRUCTURE STRESS

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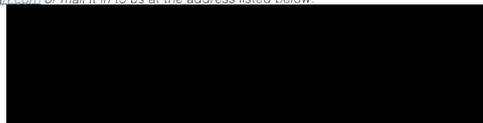
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Date (required):



Aug 28 / 18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

NO to rezoning - Windsor Park
needs to remain R2 to ensure
the community is sustained
As a family orientated area.
We already have too many
renters and single person or no
children families with the apartments
on 58th, 57th and 56th. We are
dense enough. ~~Don't to~~ And now
50th.

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Your Name (required):
Your Home Address (required):
Your Telephone # (optional):
Your Email Address (optional):
Date (required):



Aug 28, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

I think it is particularly disappointing that inner city neighborhoods are being sacrificed for population density. The proposal is too dense for on street parking availability and existing owners will be negatively impacted in terms of streetscape eye appeal and in terms of knowing/recognizing who lives in their neighbourhood.

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ARCHITECTURE
INTERIOR
DESIGN
AND PLANNING
LIMITED

CALGARY
1511 10th Avenue SE,
Suite 450
Calgary
Alberta T2G 0H7

T 403 265 2440
F 403 233 0213
www.kasian.com

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WE WELCOME YOUR COMMENTS
on
THE PROPOSED REZONING OF 720 - 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):
Your Home Address (required):
Your Telephone # (optional):
Your Email Address (optional):
Date (required):



28 Aug 2015

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

THE REZONING IS COMPLETELY UNNECESSARY, IF THE GOAL IS TO DEVELOP THE LAND AND INCREASE DENSITY. THE CURRENT ZONING WILL ALLOW RELEVANT DENSITY IN LINE WITH THE BEST OF THE NEIGHBOURHOODS. THE PROPOSED CONSTRUCTION IS ALMOST AS INSENSITIVE AS POSSIBLE TO THE EXISTING BUILDINGS AND DOES NOT FEEL LIKE A GENUINE ATTEMPT TO DEVELOP WITHIN THE COMMUNITY. I COULD NOT BE MORE OPPOSED TO THE PROPOSAL.

KASIAN
ARCHITECTURE
INTERIOR
DESIGN
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LIMITED

CALGARY
1011 North Avenue SE,
Suite 450
Calgary
Alberta T2C 0H7

1 403 265 2440
1 403 233 0013
www.kasian.com

Vancouver
Calgary
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WE WELCOME YOUR COMMENTS
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Your Name (required):
Your Home Address (required):
Your Telephone # (optional):
Your Email Address (optional):
Date (required):



August 28, 2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

- If this rezoning passes, what else will happen on 55th avenue? More developments like this will continue to pop up.
- parking is already a huge concern and issue on 55th and 56th avenue. 8 guest stalls for a HI suite apartment is NOT enough! Guests will ~~begin~~ begin parking in front of our houses, and parking is already an issue.
- what is the price point of these condos / apartment + suites? Mid \$250's ~~vs. \$500k~~ vs. \$500k + is something that will impact this community.
- is it a dog friendly property? People already leave their dog crap all over our community!

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ARCHITECTURE
INTERIOR
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CALGARY
1011 North Avenue SE,
Suite 450
Calgary,
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1 403 265 2440
1 403 233 0013
www.kasian.com

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WE WELCOME YOUR COMMENTS

on
THE PROPOSED REZONING OF 720 - 728, 55TH AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):

Your Home Address (required):

Your Telephone # (optional):

Your Email Address (optional):

Date (required):

Aug 28/2018

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

This development is completely shocking. It does not the By Law set out for Windsor Park. It is far Too Tall! The density is out of line completely. 55th Ave was NOT to be involved with High Density at any time. One way parking in and out is crazy!! We already have parking problems on 55th Ave. Not proper consultation was made with the people of Windsor Park! We have no voice.

KASIAN
ARCHITECTURE
INTERIOR
DESIGN
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LIMITED

CALGARY
1011 North Avenue SE,
Suite 450
Calgary,
Alberta T2G 0H7

1 403 265 3442
1 403 233 0213
www.kasian.com

Vancouver
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WE WELCOME YOUR COMMENTS
on
THE PROPOSED REZONING OF 720 - 728, 55th AVE SW, CALGARY

Please feel free to leave this comment sheet with us tonight or take it home and email in to us at info@kasian.com or mail it in to us at the address listed below.

Your Name (required):
Your Home Address (required):
Your Telephone # (optional):
Your Email Address (optional):
Date (required):



Tues. August 28/18

Please provide us with your thoughts about this rezoning application including any suggestions you may have which will improve the development. Please feel free to add additional pages to this one.

The architect we spoke with was very nice and helpful. We were however very disappointed that no one was present from the developer. We had questions - important ones, that they could not answer. Information required for us to make a decision as to whether we support this project. Further, the timing of both open houses are extremely poorly timed and takes advantage of the fact that many are away on vacation in July & Aug. Also, taking a request to change the zoning in Sept-Oct. is very bold and far too early following the limited engagement. Offering WP residents

over →

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CALGARY
1017 South Avenue SE,
Suite 450
Calgary
Alberta T2G 0H7

+403 265 2440
+403 233 0213
www.kasian.com

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to attend the public hearings during Council is highly unrealistic as most work during Council meetings.

As it stands right now we are completely opposed to this project. It will devalue the properties in the area and there is no where near enough parking!!

Moreover 40-44 proposed units with no restrictions on who can purchase in this building could result in well over 100 additional people living on this street. We were told families are discouraged to purchase these units! In Calgary families have 2 vehicles. The proposed balconies further compromise the privacy of the street homes recently built around the proposed

- Density
- Lack of
- Poor tim
- Developer

- Short timeline
- Limited engagement
- No consideration for the impact on the neighbourhood

Verbatim Comments, Online:

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name [REDACTED]

Subject Information about development

Message I am not sure if I can make the open house event but would like to know whether parking is an issue on this development. I live within about 100 meters of it and although I like the style of the development and idea that it will help to rejuvenate the area, I do not want my street parking taken. I look forward to hearing from you. thank you

Sent on: 18 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name James [REDACTED]

Subject Mailing list

Message Please add me to your pre-sales lists!

Sent on: 4 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Kelly [REDACTED]

Subject Comments on the 55th ave Development

Message I have lived on 56ave sw for over 10 years. I love this area - we are very close to Chinook Centre, the LRT Chinook Station, and various quaint shopping areas. Although in recent years while i visit other communities, I agree that ours has not seen much in new development and appears disheveled. We have had very little new development in the area. My husband and i have have considered remodeling our home but felt that it would be equally effective just to purchase a new home. However, this area has very little options. We welcome this development. The architecture firm appears quite reputable and the design looks quite lovely and the height matches what is already on 56ave SW and 57Ave sw. I think if more developers come to the area and provide for beautifying touches such as this development then it is better for everyone in the community. I am interested to know if this development will provide for elderly/retirees features because my husband and i would be very interested in purchasing a condo that is conducive to retiree living.

Sent on: 18 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Tony [REDACTED]

Subject GREAT DEVELOPMENT

Message i recently moved in to this area about 3 years ago and i am not a big fan of it to be honest. walking around it at night, i do not feel very safe especially around 57th and 58th ave SW area. If there are more developments and home owners,(NOT Tenants) then i think the area will be better. I understand that this development is for owners, and not tenants, plus it looks really great and the height of the building is no more than what is already in the area just a block away so i will support it. Also thank you for coming by my house and telling us about the development. i thought that was a really nice touch!

Sent on: 18 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Kyle [REDACTED]

Subject Development information

Message I am a resident living 1 block from the development east on 55th ave sw. I have been hearing about it thru the neighbors. There appears to be a general consensus to support the development. But, i am concerned about the traffic flow. Will this development create more traffic? Will this development create street parking issues? i will try to attend the open house for this event scheduled in July but i am not sure that i can make it. Therefore, i would greatly appreciate hearing from by email.

Sent on: 18 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Helen

Subject THIS AREA DOES NOT WANT DEVELOPERS RUINING IT

Message I do not support this development. Windsor PARK is just fine the way it is! This development should not be pursued or approved.

Sent on: 18 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Peter [REDACTED]

Subject Proposed Condo Development in Windsor Park

Message I have significant concerns regarding any proposed condo project in Windsor Park

Sent on: 16 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Sheila [REDACTED]

Subject 55ave development

Message We are against this project and are already overloaded with town houses and apartments and Parking problems. This is a very small community and would like to stay with houses and or duplexes . This is too much!

Sent on: 20 July, 2018

You have a new message:

Via: <https://www.55avenuesw.com/>

Message Details:

Email [REDACTED]

Name Maria

Subject Accessible units?

Message I am inquiring if there will accessible units designed using universal design principles?

Sent on: 20 August, 2018

Project Team: Notes to the Community

Concerns Over Precedence:

Some Windsor Park residents were concerned that once approved, this development would set a precedent in the area, leading to more higher-density buildings in the heart of Windsor Park. These participants felt that this would have a negative effect on the community and change the character of the area and not for the better.

Example verbatim comments from our process:

- **I believe that this zone change, if approved, adds to the density and changes the character of the neighborhood, and NOT for the better**
- **This project is well past the transition zone, height variance and parking model...why have a transition zone just to ignore it?**
- **If this rezoning happens, what happens to the rest of 55th Ave? More developments will start to pop up?**
- **The proposed project height is TOO HIGH....why not 4 stories?**
- **We already have high density in this very small neighborhood...I think we have our fair share along 56th/57th. This sets a precedent whereby our small area will become totally high density**

Notes from the Project Team:

As indicated, there is currently **no ARP** for the Windsor Park Community. We note that there has been an ARP document developed for the 50th Avenue corridor to the north. However, this document does not specifically address density or growth for the community to the south. We acknowledge there was a design brief presented to Council in December 2000 which identified transition zones from 56 - 58th avenue moving inbound to the Core of the established Windsor Park Community.

We interpret this brief as a guideline and as 55th Avenue, specifically the subject site's adjacency to the main arterial road (Elbow Drive SW), near to chinook center, Chinook LRT and 58th Avenue, we believe the proposed redevelopment fits within the context of the December 2000 design brief. Further, we have designed a building where the floors cascade from 5 floors adjacent the west property line down to 3 floors on the east side of the development, respecting the potential redevelopment and RC-2 zoning to the east of the subject project.

At this time, we believe the Windsor Park Community has a an extremely low density for an established area and over time, the community should be permitted the opportunity to grow and re-densify as other communities have or are currently experiencing in Calgary. We further note that at this time, there are no other studies or initiatives from the City of Calgary focusing on strategic planning to assess and accommodate increased density in the Community of Windsor Park.

Concerns Over Parking:

The number one concern of the community according to our process, was the fear of losing already-scarce street parking.

Examples of verbatim comments:

- Parking is already an issue on 55th and 56th; 8 guest stalls is NOT enough, and also, most families have 2 vehicles, where are they going to park if they only have 1 assigned stall? NOT ENOUGH PARKING, our street parking is already gone!**
- One-way laneway entrance to the building parking is crazy....already problems on 55th avenue for lack of street parking**
- Parking is my number one concern, I do not want to lose my street parking in front of my house!**
- I am not opposed, I am solely concerned about the parking**
- Guest parking is a huge concern**

Notes From the Project Team:

We have indicated to the Community that our client engaged a reputable traffic consultant (WSP) to assess current traffic movement in this quadrant of Windsor Park. The highlights of the consultants report indicate that 55th Avenue can accommodate additional traffic flow and as there is a controlled intersection at Elbow Drive and 55th this permits an organized movement of traffic to and from Elbow Drive. Therefore, the proposed development will have no further impact on traffic movement or congestion.

We also note that parking is permitted on 55th Avenue and suggest that current renters of existing dwellings are likely contributing to the perceived parking influx as well as potential overflow when the adjacent church conducts various community functions.

Further, the applicant has worked within the parameters of the City of Calgary By-Laws and seeks no relaxations. Access to and from the underground parking structure is from the existing public lane which is a common occurrence in many established areas of Calgary.

Accordingly, the City of Calgary Transportation department has no concerns with this method of access to and from the site. We also note that access from the existing lane is more suitable than permitting stacking, if access was to be permitted on 55^h Avenue.

LETTER TO COMMUNITY

responding to what we heard

KASIAN
ARCHITECTURE
INTERIOR
DESIGN AND
PLANNING LTD
1011 Ninth Avenue SE,
Suite 450
Calgary, Alberta
Canada
T2G 0H7
t 403 265 2440
f 403 233 0013
www.kasian.com

DON W. KASIAN
Architect AAA, Architect AIBC, MAA,
NLAA, NSAA, NWTAA, OAA, SAA,
FRAIC, Hon. FAIA, BES, MArch

AZIZ BOOTWALA
Architect AAA, Architect AIBC, MRAIC,
LEED AP

WOJCIECH BRUS
Architect AIBC, NWTAA, MRAIC, MArch

KEN CHIANG
GSC, BES

BILL CHOMIK
Architect AAA, Architect AIBC, OAA, SAA,
FRAIC, Hon. FAIA, RCA, BA, BArch

SANJA DJULEPA
LEED AP BD+C, TSA, MRAIC, MArch

W. SCOTT DOUGLAS
Architect AAA, Architect AIBC, MAA,
BArch, BSc

JIM W. EBBELS
MRAIC, BA, MEdes (Arch)

CHANTAL FRENETTE
ARIDO, IDC, LEED AP

MILTON GARDNER
Architect AAA, Architect AIBC, FAIA,
EDAC, BArch

CRYSTAL GRAHAM
Licensed Interior Designer AAA, ARIDO,
RID, IDC, IIDA, LEED AP

STEWART INGLIS
Architect AAA, Architect AIBC

CAROL JONES
RID, FIDC, FIDA, LEED AP, D. Litt

JUDITH MACDOUGALL
Architect AAA, LEED AP BD+C,
M Arch

SHARON MARTENS
Licensed Interior Designer AAA, BID,
IDC, IIDA, ARIDO,

DEAN MATSUMOTO
ARIDO, ACOA, IDC

MICHAEL McDONALD
Architect AAA, Architect AIBC, OAA,
LEED AP, BA, BArch (Hon)

SALLY MILLS
AID, RID

ALAN NAKASKA
Architect AAA, Architect AIBC,
BArch, BSc

SCOTT NORWOOD
MAATO

KATHERINE ROBINSON
Architect AAA, Architect AIBC, MRAIC

OLIVER SAN AGUSTIN
MRAIC, BSc (Arch)

IAN SINCLAIR
MHA, CHE

PETER STREITH
Architect AAA, Architect AIBC, NWTAA,
OAA, FRAIC, BArch

JP THORNTON
RIBA, MRAIC, ENV SP, BA(Hons),
Dip Arch

Vancouver
Calgary
Edmonton
Toronto
Doha

September 21, 2018

Windsor Park Community Association
5403 – 6th Street SW
Calgary, Alberta
T2V 1E2

Attention: Residents of Windsor Park Community

Subject: **Re Proposed Condominium Development
55th Avenue SW
LOC2017-0367**

On behalf of Kasian Architecture Interior Design and Planning Ltd. our team would like to thank all residents that attended the two community meetings that were held at your Community Hall over the summer months. We heard many comments from the attendees and are now addressing the major items as we fine tune the proposed development.

This letter is provided as a response regarding how we have alleviated the concerns that have been raised by the community. The main concerns dealt can be grouped into 3 categories; building height, traffic flow and parking.

Building Height

1. We are reviewing the design and massing of the building and will provide a more significant cascading affect to highlight the stepping of the building along 55th Avenue. The 3-storey component at the east property line will be more defined to align with other potential developments to the east to create a soft transition. We would like to note that the proposed height of this building at the west property line is the same as the existing multi-family buildings to the south on 56 Ave SW, 57 Ave SW and 58th Ave SW.
2. We would also like to remark that the shadow study that we conducted, and that can be found on the Owners public engagement website www.55avenues.com shows that there is a marginal shadow impact on adjacent homes. As part of our study on refinements to the massing, we will also take a more in-depth review of the shadow studies and impact on adjacent homes and yards.

Traffic Flow Impact

3. We will work with the Planning Department to adhere to transportation policies regarding on-site parking. As discussed, this plan is consistent with the independent transportation study that was prepared for the development that indicated no additional traffic impact caused by the development.

Parking

4. The development seeks no relaxations regarding parking. All parking will be underground and with visitors parking located on the main level located at the rear of the building. As a result, the development should have no effect on street parking on

File 190340
55th Avenue – Letter to WPCA
Page 2 of 2



55th Avenue. Furthermore, we will be addressing off-site parking with the City Planning Department as part of future approvals.

5. We will review the proposed access to the parkade, via the public lane, to ensure existing residents continue to have unrestricted access as you presently enjoy.

General Comments

6. We will prepare a material board to exhibit the materials that are proposed for the development.
7. The mature boulevard trees along 55th Avenue will be protected during construction of the new project and retained as an important aspect of the existing street.

In closing, we will continue to liaise with the Community to ensure the development is reflective of your concerns and enhances the vitality of Windsor Park. Please feel free to contact our office if you have any questions.

Thank you for your time and consideration.

Kasian Architecture Interior Design and Planning Ltd

Sincerely yours

A handwritten signature in black ink, appearing to read "Gerry Garvin". The signature is somewhat stylized and scribbled.

Gerry Garvin
Senior Associate
GG/gg

cc: Chris Wolfe – City of Calgary, Planning
Tara Somers - THS Consulting & Management

Chris Wolfe, File Manager IMC #8073
800 Macleod Trail SE
P.O. Box 2100, Postal Station M
Calgary, Alberta T2P 2M5

October 18, 2018

Mr. Chris Wolfe,

I am writing you to give my comments regarding the following Land Use Amendment application:

Application for Land Use Amendment; LOC2017-0367

Location: 720, 724, 728 & 728R 55 AV SW

The application proposes to designate the land use for the property as:

From: R-C2

To: M-C2

As the resident and property owner of 725-55 avenue SW, I hereby submit the following comments objecting to the Land Use Amendment.

- There is only one exit. The back laneway parallel to 55 avenue is the only exit. The residents may only exit to the east. To the west, there is no exit. The First Evangelical Free Church property exists here. Laneway traffic exiting to the east will be busy. The laneway is not wide enough for two way traffic. The other residents, needing to exit their garages along the laneway will have difficulty.
- Services such as garbage and recycling removal will be restricted due to access.
- Increased parking density on the street will be a hazard for Emergency vehicles travelling down 55 avenue from Fire Station #11.
- There are currently illegal secondary suites in the neighborhood. One exists a house away at 731- 55 avenue. Disruption occurs at this resident due to the transient status of the occupants. I suggest that the City of Calgary conclude their Secondary Suite policy before approving R-C2 land to M-C2 across the street. It seems unfair to expect the residents of Windsor Park on 55 avenue to have to deal with both.
- I have had prior issues regarding parking on the street in front of my house. Not only was it an inconvenience for me, it is a hazard for Emergency vehicles. Fire Station #11 emergency vehicles travel frequently down 55 avenue from Fire Station #11. The issues occurred due to a lack of

parking for residents with basement suites. This recently has been resolved. I may finally park in front of my house. If an apartment building goes up, the street will be lined with cars again.

- I purchased my property in 2005 knowing that single family dwellings were across the street from me. This is such a beautiful tree lined street with single family homes. An apartment building structure does not belong. An apartment building structure would change the character of the community. Land Use for in-fills and single dwelling structures are appropriate.

Thank you for reviewing my comments. Please email me any updates on File IMC #8073. I would like to be contacted to comment on the development permit, please.

Damon Olsen

Resident and Property Owner

725-55 Avenue S.W.

Calgary, Alberta

T2V 0G4

Email: damon.olsen@icloud.com

Cell Phone: 403 835-6051

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. **I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:**

1. **Inconsistency with the Municipal Development Plan (Statutory, 2009).** The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
2. **Lack of Consistency with Location Criteria for Multi-Residential Infill (Non-statutory, 2016).** The Proposed Development fails to meet 4 out of the 8 criteria as per the Location Criteria for Multi-Residential Infill guidelines. In particular, (1) it is not on a corner lot and is located mid-block, (2) it is on a local street as identified by Planning and Development rather than on a collector or higher standard roadway, (3) it is not adjacent to, or across, from an existing or planned open space or park or community amenity, and (4) it is not along, or in close proximity, to an existing or planned corridor or activity centre. Further, while it is adjacent to a non-residential development, that non-residential development is a church and as such, has a much lower floor-area ratio and building height than the Proposed Development.
3. **Discontinuity with the Windsor Park Transition Area Policy.** The City and Windsor Park community residents developed the Windsor Park Transition Area Policy in 2000, agreeing that the community "will remain R-2 securely into the future" north of 56th Avenue, a pledge that was re-affirmed later in 2000 to maintain the area north of 56th Avenue as an R-2 conservation area and discourage multi-unit developments there. LOC 2017-0367, on 55th Avenue, falls within this R-2 conservation area.
4. **Lack of Proposed Alternatives for the Subject Site.** The proponent of LOC 2017-0367, via Kasian Architecture, has only put forth one proposal as it relates to the development of the site – a proposal that seeks to maximize the number of units it can sell on the subject site. Kasian Architecture held 2 initial open houses during the summer (late July & August), but has not scheduled any further open houses to address community resident concerns. Further, Kasian has admitted acceptable alternative sites exist on 50th Avenue S.W., although it has not indicated any willingness to revisit the proposed location.

As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: EVGENY ZHUROMSKY Date: Oct 29, 2018
(please print clearly)

Street Address: 708 54AVE SW CALGARY, AB T2V 0E1
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca
Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: KAREN BURNS Date: OCT 29, 2018
(please print clearly)

Street Address: 515 55 AVENUE SW, CALGARY
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca

Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: **LOC 2017-0367 (the "Proposed Development")**

Dear Mayor and Councillors,

As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. **I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:**

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Name of resident and/or homeowner: BRIAN NORGAAARD Date: OCT. 29th, 2018
(please print clearly)

Street Address: 503- 52nd AVE. S.W., CALGARY, AB. T2V 0B3
(please print clearly)

Signature: 

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P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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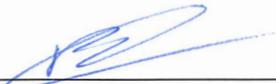
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Name of resident and/or homeowner: Brad Creamer Date: Oct 30, 2018
(please print clearly)

Street Address: 439 52nd Avenue SW, Calgary
(please print clearly)

Signature: 

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Palaschuk, Jordan

From: Lily <lilyperd@gmail.com>
Sent: Sunday, September 16, 2018 7:22 AM
To: Public Submissions
Subject: [EXT] LOC2017-0367

To Consumer protection council,
Calgary.

With regards to 55Ave Ave of Elbow Drive (720,724,728-55Ave) rezoning.

We have been living in Windsor Park for 14 years.

My husband is a Civil Structural Engineer and I am a retired Air Canada employee of 25years.

Afrodite Perdicakis
709 55Ave SW,
Calgary,
T2V 0G4.
Tel: H403 238 2997 C403 701 3990
E-mail: lilyperd@gmail.com

January 2, 2018

Dear Chris Wolfe (file manager IMC# 8073),

I live directly across the lots 720,724,728 55 Avenue S.W. I am of course shocked by the request to rezone the property to 16 meter height allowance. The small community Windsor Park already has a higher density use compared to the neighboring communities. The Avenues 57 and 56 have apartments and many duplex and four plex properties are popping up everywhere. The development on a little intersection of 50th and Elbow is already overwhelming. Lots off Elbow Drive will eventually be developed to higher density with the current zoning such as SE corner of my street.

Why should the zoning be changed? I have seen the issues of 57 th. These streets have high congestion even with underground parking and visitor parking. One lane to drive, which makes it difficult for 2 cars going the opposite direction to pass each other. Now with the snowplowing and cars getting stuck, I can't imagine the ability to drive down this avenue. Ambulances and fire trucks use this avenue constantly.

This community is bringing in families. I have been living in this community for over 20 years. This community has been drawing families that want an affordable homes in inner city living. I have a 10 year old daughter. She walks to the playground and school in Elboya. The new zoning appeals to a different type of population and high traffic. I believe families here would prefer at least the current zoning to limit the issues a higher density zoning can bring.

This is the prettiest street in the community. The sick infested Elm trees are ok and managed but I don't think a 5 or 6 story unit will help the situation. The lovely street that has this eye sore development well into the middle of the block is ridiculous. I understand if this was off Elbow Drive but it is NOT.

The value of the homes will decrease with this structure looming over surrounding \$700.00 homes. I personally will have no sun, no sky and many windows looking into my living room. I am a lower income home owner that cannot afford to move and will retire in 15 years. This will be a negative impact on my investment and quality of life along with my daughter's.

I seriously will object to the change to a higher height and density zoning. It is unnecessary and certainly will have many negative affects to this street, to home owners living on the street and community as a whole.

I hope others will have an opportunity to express their concerns and we will be informed fairly. I don't think you will have many letters right now due to the poor timing of the letter from Planning and Development. People are dealing with the holidays. I have many questions and will be attending the meeting,

Yours sincerely,

Lorena Bulcao

My contact information,

721, 55 th Avenue S.W

403 615-1320

bulcaol@shaw.ca

To whom it may concern,

I am speaking out my concerns again about a re-zoning request made by a developer, Kasian Architecture, from an R-2 to M-C2. The location is on lots 720,724,728 on 55 Avenue S.W. I live on 721, 55 Avenue SW which is right across the street.

I had written a letter to Chris Wolf under file IMC#8073, currently LOC20170367. This was done on JAUARY 2, 2018. I will include the letter in this email. I was waiting for further opportunities to voice my concern and hear other neighbours concerns along with more unbiased information about the development. The timing of a deadline for the first opportunity was right after the xmas holidays so I felt that not too many owners would have the opportunity to speak up. Then I get a letter about going to city hall in mid July (most people are away). I could not attend during the day. I hope for an evening opportunity at the community hall to partake in the discussion. But that was not offered.

Now, another deadline for a letter because of an appeal. The deadline, September 1st, was set up over last weekend before school /labour day weekend. I am late but hope it will be accepted. I only heard about this opportunity because I reached out to the Community Hall. I had no one canvas or approach me at all.

I think many owners are against this re-zoning but have little opportunity to react due to lack of information, lack of access and poor deadline dates. Also, there are near by rental properties that affect community involvement.

I have talked to other home owners further away from the development and stated their disapproval but I believe they are not aware of opportunities (which are limited).

So, the tactic to use "lack of Community involvement or disapproval" is not substantial.

I have stated before: The development would be too large, too high and overbearing to the residences surrounding it. This is a family neighbourhood. Including myself and my 11-year-old. With so many neighbouring schools there are many children walking to and from school. We have lovely playgrounds also. The re-zoning would affect future developments that breakdown the community feel.

There have been huge changes in this community with the current zoning. The population is easily doubling. Elbow Drive will bring in new developments including the apartments off 50th Avenue.

Parking and Traffic will be a serious issue. 45 units with one stall and only a few visitor parking stalls. At least 40 more cars will be in the area because most units will have 2 inhabitants with 2 cars. Congested streets with a firetruck route are a hazard.

People are speeding from 50km/hr along the Avenues sends shivers up my spine when I know visibility is limited in all intersections of the neighbourhood.

I know not everyone will be able to voice their concerns but hopefully that even hearing from a few with obvious similar concerns will be substantial.

Thank you,
Lorena Bulcao.

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

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Name of resident and/or homeowner: FRED CUVELIER Date: 30 OCT 18
(please print clearly)

Street Address: 502 52 AVE SW CALGARY AB T2V 0B2
(please print clearly)

Signature: 

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Name of resident and/or homeowner: CYNTHIA THOMPSON Date: 30 Oct / 18
(please print clearly)

Street Address: 502 52 AVE SW CALGARY AB T2V 0B2
(please print clearly)

Signature: Cynthia Thompson

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Name of resident and/or homeowner: ELENA PETRENKO Date: November 1, 2018
(please print clearly)

Street Address: 708 54 AVE SW CALGARY, AB, T2V 0E1
(please print clearly)

Signature: 

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c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
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Name of resident and/or homeowner: Heather Lee

(please print clearly)

Date: Oct 24 2018

Street Address: 614, 52 AV SW Calgary AB T2U 004

(please print clearly)

Signature: [Handwritten Signature]

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Name of resident and/or homeowner: Helen Seifried Date: Oct 30/18
(please print clearly)

Street Address: 524-51 Ave SW
(please print clearly)

Signature: Helen Seifried

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Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. **I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:**

1. Inconsistency with the Municipal Development Plan (Statutory, 2009). The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
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As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: Walter Seifried Date: Oct 30/18
(please print clearly)

Street Address: 439-52ave SW
(please print clearly)

Signature: Walter Seifried

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Name of resident and/or homeowner: LANA NONGRANS Date: OCT 30, 2018
(please print clearly)

Street Address: 501 52 AVE SW CALGARY, AB T2V 0B3
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Calgary, Alberta, T2P-2M5

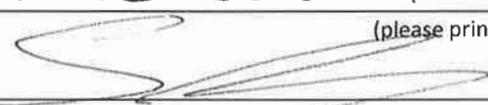
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Name of resident and/or homeowner: Scott Sawchyn Date: Oct 30/2018
(please print clearly)
Street Address: 707B 52nd Ave SW
(please print clearly)
Signature: 

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Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Palaschuk, Jordan

From: Helen Chan <helenkpchan@hotmail.com>
Sent: Wednesday, October 31, 2018 4:52 PM
To: Public Submissions
Cc: Ward11 - Marina Mason
Subject: [EXT] LOC 2017-0367 (the Proposed Development) - Windsor Park Land Use Amendment
Attachments: Windsor Park Land Use Amendment 2018 11 01.JPG

Dear Madam/Sir:

Please find my letter of objection attached regarding LOC 2017-0367 with respect to a proposed development in the community of Windsor Park.

Helen Chan
Windsor Park Resident

Copy: Mr. Jeromy Farkas, Ward 11 Councillor
City of Calgary

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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Name of resident and/or homeowner: Devan Young

(please print clearly)

Date: Oct 31, 2018

Street Address: 728 54th Ave SW

(please print clearly)

Signature: 

Add: a line for email address (per Herald notice)

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

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Name of resident and/or homeowner: Heather Davidson Date: October 31, 2018
(please print clearly)

Street Address: 728 54 avenue SW Calgary AB T2V 0E1
(please print clearly)

Signature:  Add: a line for email address (per Herald notice)

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Name of resident and/or homeowner: Michael Wong Date: Oct. 31, 2018
(please print clearly)

Street Address: 724 54 Ave SW
(please print clearly)

Signature: [Handwritten Signature]

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Scanned Documents

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Name of resident and/or homeowner: Jennifer Pendura Date: Nov 1, 2018
(please print clearly)

Street Address: 724 54 Ave SW Calgary AB T2V 0E7
(please print clearly)

Signature: Jennifer Pendura

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Name of resident and/or homeowner: _____

(please print clearly)

Date: _____

Street Address: _____

(please print clearly)

Signature: _____

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1. Inconsistency with the Municipal Development Plan (Statutory, 2009). The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
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As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: Don Robertson Date: NOV. 1, 2018
(please print clearly)

Street Address: 505-52 Ave SW Calgary T2V 0B3
(please print clearly)

Signature: Don Robertson

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca
Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

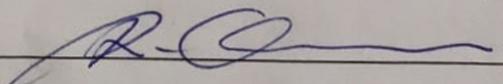
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Name of resident and/or homeowner: Raymond Chan Date: Oct 31 2018
(please print clearly)

Street Address: 501, 52nd Ave S.W. Calgary T2V0B3
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca

Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

November 2, 2018

Re: Land Use Redesignation Windsor Park

Bylaw 218D2018

Dear Sir/Madam:

Please record my objections to the rezoning application covering the properties of 720,724, and 728R on 55th Avenue S.W., Calgary.

My property lies directly North of these lots, and my objections are as follows:

- Environmental damage is anticipated on the East-West Hedge and trees; estimated damage \$10,000 minimum
- Any 4-5 story building will deprive my garden permanently from sunlight.
- Alley development will necessitate rebuilding of the southerly fence line in an additional cost of \$10,000;
- Opening up the alley and increasing the traffic throughout will provide extra security issues and potential drainage problems.
- My plans to develop my lot through 3 individual homes will be limited and will reduce the saleability of my property..
- The removal of my tenants' privacy could lead to the loss of my rental arrangement which presently provides the only financial income to pay my taxes on this property, thus it threatens my existence on this property.
- Finally, this rezoning application might facilitate development for the individual, but it goes against all individual use in the neighborhood, including the church and all residences.

Trusting that the Council will find it essential to cancel this application for rezoning, I remain

Yours truly,

L.K. Szojka P.Eng., retired

cc. Jeromy Farkas

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

*Please consider the trees
which are owned by the city
which will not survive
this development. They are over
50 years old and very
grand. Nancy*

Re: **LOC 2017-0367 (the "Proposed Development")**

Dear Mayor and Councillors,

As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. **I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:**

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Name of resident and/or homeowner: NANCY JOHNSON Date: NOV 2/2018
(please print clearly)

Street Address: 533-55th ave SW
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

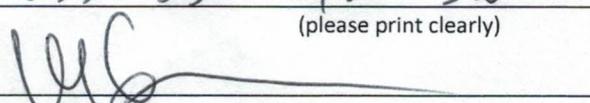
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Name of resident and/or homeowner: MIKE RASMUSSEN Date: NOV 2/18
(please print clearly)

Street Address: 533 55TH AVE SW
(please print clearly)

Signature: 

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Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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Name of resident and/or homeowner: Danue Brinkman Date: 2 Nov 2018
(please print clearly)

Street Address: 707-54 Ave SW
(please print clearly)

Signature: Danue Brinkman

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Mayor and Council
% Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station m
Calgary, Alberta T2P 2M5

Re: LOC 2017-0367 Proposed Development

Dear Mayor and Councillors,

As a homeowner and resident of the Community of Windsor Park, I am writing to voice my strong opposition to the rezoning sought by Kasian Architecture for 720, 724, 728 - 55 Ave. SW..

The rezoning Kasian Architecture is seeking does not meet the zoning bylaws set out by the "Revised Windsor Park Transition Area Policy Statement". This agreement reached in 2000 by the Community of Windsor Park Association, residents and city planners and approved by City Council states that from the south side of 50 Ave. SW. to the north side of 56 Ave. SW. and from the east side of Elbow Dr. to 4 St. SW., Windsor Park was to remain a low-density residential community with development restricted under the R-2 Land Use Bylaw designation. The M-C2 rezoning sought by Kasian Architecture would result in a massive 5 storey, 48,438 sq. ft. structure which clearly violates this agreement.

The goal of the Revised Windsor Park agreement and its R-2 zoning was to encourage the revitalization of this neighbourhood with new development. It has been successful. The increased density of the neighbourhood has been managed and controlled as new infills and new residents, many of them young families, have invested and built their homes in Windsor Park. Massive structures, such as proposed by Kasian Architecture, would dwarf and shadow cast existing homes. I feel future new home owners would not choose Windsor Park when such giant structures could be built next to their homes at any time.

By way of my printed name, signature and date, I am voicing my strong opposition to this development and its proposed Land Use Amendment.

Name of resident and homeowner: Bettiann Kelm Date: Fri. Nov. 2/18
Street Address: 536-54 Ave SW Calgary AB T2V 0C7
Signature: Bettiann Kelm

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

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Name of resident and/or homeowner: Jiang Feng Bao Date: Nov. 04, 2018
(please print clearly)

Street Address: 626, 55 Ave SW, Calgary, AB
(please print clearly)

Signature:  _____

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Postal Station M
Calgary, Alberta, T2P-2M5

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Name of resident and/or homeowner: Margot Williams Date: 4 November, 2018
(please print clearly)

Street Address: 524 54th Ave, S.W
(please print clearly)

Signature: M Williams

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Mayor and Council
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Name of resident and/or homeowner: MARCEL JOUBERT Date: 04 November 2018
(please print clearly)

Street Address: 521 53 AVE SW, WINDSOR PARK
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca
Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Palaschuk, Jordan

From: Craig DiLouie <cdilouie@zinginc.com>
Sent: Sunday, November 04, 2018 8:40 PM
To: City Clerk
Cc: Public Submissions; Ward11 - Marina Mason
Subject: [EXT] letter of opposition to LOC 2017-0367 (the "Proposed Development")

Mayor and Council
c/o Office of the City Clerk
The City of Calgary

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

As a resident of the Community of Windsor Park, please find my concerns outlined below as they relate to the proposed Land Use Amendment on 55th Avenue S.W. *I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to M-C2, for the following reasons:*

1. Inconsistency with the Municipal Development Plan (Statutory, 2009). The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
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As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do *not* support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Sincerely,

Craig DiLouie
5615 – 5 St SW, Calgary

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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Name of resident and/or homeowner: Wenjie Li Date: Nov. 4th, 2018
(please print clearly)

Street Address: 635 54 Ave SW T2V 0C9
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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Name of resident and/or homeowner: Roxanne Rizzuto Date: Nov. 2, 2018
(please print clearly)

Street Address: 716-54 Ave SW; Calgary AB T2V 0E1
(please print clearly)

Signature: R. Rizzuto

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

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Mayor and Council
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The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

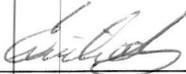
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Name of resident and/or homeowner: EMILIO GOMEZ Date: NOV. 4, 2018
(please print clearly)

Street Address: 716 54 AVE SW CALGARY, ALBERTA T2V 0E1
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
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Mayor and Council
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The City of Calgary
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Name of resident and/or homeowner: Suzanne Rizzuto Date: Nov. 2, 2018
(please print clearly)

Street Address: 714-54 Ave SW, Calgary AB T2V 0E1
(please print clearly)

Signature: Suzanne Rizzuto

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Name of resident and/or homeowner: Battista Rizzuto Date: Nov. 2 / 18
(please print clearly)

Street Address: 714 54 Ave SW; Calgary AB T2V0E1
(please print clearly)

Signature: B. Rizzuto

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

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Mayor and Council
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The City of Calgary
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Name of resident and/or homeowner: Zilian Fang Date: Nov. 3, 2018
(please print clearly)

Street Address: 621 55 AVE SW, Calgary
(please print clearly)

Signature: Zilian

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(please print clearly)

Street Address: 621 55 AVE SW, Calgary
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Signature: Zilian

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Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

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Name of resident and/or homeowner: Zileian Fang
(please print clearly)

Date: Nov 3, 2018

Street Address: 540 54 AVE SW, Calgary
(please print clearly)

Signature: Zileian

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Name of resident and/or homeowner: Kern Wang Date: Nov. 3, 2018
(please print clearly)

Street Address: 540 54 AVE SW, Calgary
(please print clearly)

Signature: [Handwritten Signature]

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Name of resident and/or homeowner: Ken Wang Date: Nov. 3, 2018
(please print clearly)

Street Address: 621 55 AVE SW, Calgary
(please print clearly)

Signature: Ken Wang

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Name of resident and/or homeowner: Allison Amos Date: 11/4/18
(please print clearly)
Street Address: 64 55 Ave SW, Calgary, AB
(please print clearly)
Signature: Allison Amos

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Re: LOC 2017-0367 (the "Proposed Development")

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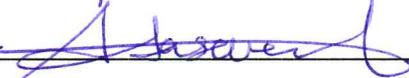
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Name of resident and/or homeowner: Mehmet Firat ATASEVEN Date: 11/4/18
(please print clearly)

Street Address: 641 55 ave SW
(please print clearly)

Signature: 

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Name of resident and/or homeowner: Mary Dramalis Date: Nov 5, 2018
(please print clearly)

Street Address: 711 55 AVE SW Calgary AB
(please print clearly)

Signature: M. Dramalis

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Name of resident and/or homeowner: Ronald Pantzer Date: 2018/11/05
(please print clearly)

Street Address: 718-53 Ave SW Calgary AB T2V 0C3
(please print clearly)

Signature: 

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Name of resident and/or homeowner: MADS BIRKHOLM Date: 5 NOV 2018
(please print clearly)

Street Address: 707 - 54 Avenue SW
(please print clearly)

Signature: 

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Name of resident and/or homeowner: NEALL BANNER Date: Nov 1 / 2018
(please print clearly)

Street Address: 506 - 53RD AVE. SW
(please print clearly)

Signature: 

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Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

Dear Mayor and Councillors,

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Name of resident and/or homeowner: LAURA BANNER Date: Nov 1/2018
(please print clearly)

Street Address: 506 - 53 RD AVE SW
(please print clearly)

Signature: L Banner

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sent in by Nov. 5. 18

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: LOC 2017-0367 (the "Proposed Development")

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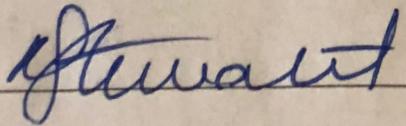
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Name of resident and/or homeowner: Kinsey Stewart Date: Nov. 5/2018
(please print clearly)

Street Address: 709 52 AVE SW, Calgary AB, T2V 0B6
(please print clearly)

Signature: 

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Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: **LOC 2017-0367 (the "Proposed Development")**

Dear Mayor and Councillors,

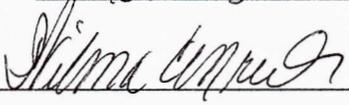
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Name of resident and/or homeowner: Wilma Unruko Date: November 5/18
(please print clearly)

Street Address: 702 - 53 Ave SW
(please print clearly)

Signature: 

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Mayor and Council
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The City of Calgary
700 Macleod Trail S.E.
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Postal Station M
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Name of resident and/or homeowner: Wilma Unruh Date: Nov. 5 2018
(please print clearly)

Street Address: 542-51 AVE SW
(please print clearly)

Signature: Wilma Unruh

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Name of resident and/or homeowner: Wilma Unruh Date: Nov. 5/18
(please print clearly)

Street Address: 704- 53 Avenue SW
(please print clearly)

Signature: Wilma Unruh

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Name of resident and/or homeowner: ARPAD BERDIN Date: 17-11-2
(please print clearly)

Street Address: 719 52 AVE SW T2V 0B6
(please print clearly)

Signature: 

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Name of resident and/or homeowner: ARPA BERTIN Date: 18-11-2
(please print clearly)

Street Address: 402 51 AVE SW T2V 0A1
(please print clearly)

Signature: 

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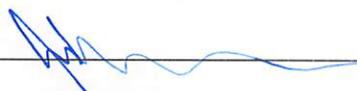
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Name of resident and/or homeowner: ARPAD BERDIN Date: 18-11-2
(please print clearly)

Street Address: 404 51 AVE SW T2V 0A1
(please print clearly)

Signature: 

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c/o Office of the City Clerk
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700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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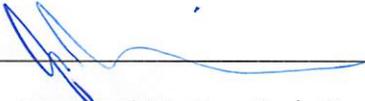
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Name of resident and/or homeowner: ARPAD BERLIN Date: 18-11-2
(please print clearly)

Street Address: 633 51 AVE SW T2V 0A6
(please print clearly)

Signature: 

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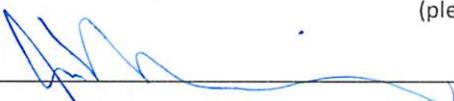
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Name of resident and/or homeowner: ARPAD BERDIN Date: 18-11-2
(please print clearly)

Street Address: 635 51 AVE SW T2V 0A6
(please print clearly)

Signature: 

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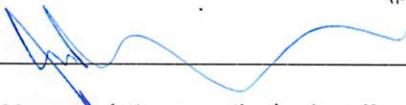
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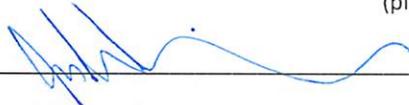
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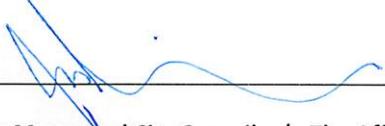
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Street Address: 722 51 AVE SW T2V 0A7
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Signature: 

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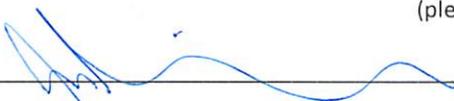
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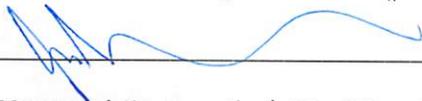
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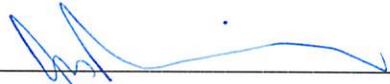
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Name of resident and/or homeowner: ARPAD BERAIN Date: 18-11-2
(please print clearly)

Street Address: 411 53 AVE SW T2V 0B8
(please print clearly)

Signature: 

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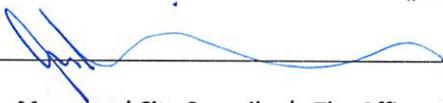
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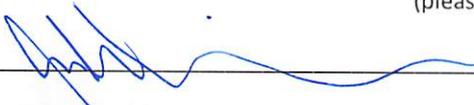
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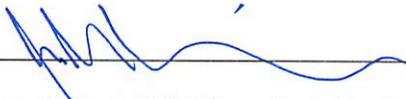
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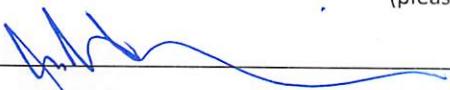
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Postal Station M
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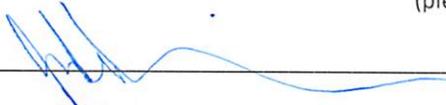
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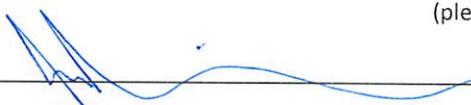
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Name of resident and/or homeowner: ARPAD BERDIN Date: 18-11-2
(please print clearly)

Street Address: 2-420 56 AVE SW T2V 0G5
(please print clearly)

Signature: 

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c/o Office of the City Clerk
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Postal Station M
Calgary, Alberta, T2P-2M5

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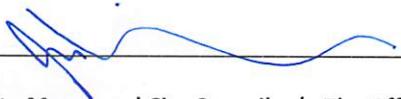
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(please print clearly)

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(please print clearly)

Signature: 

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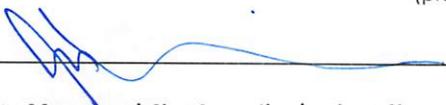
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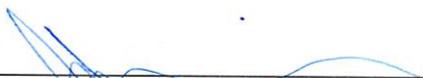
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Palaschuk, Jordan

From: tamunru@aol.com
Sent: Monday, November 05, 2018 9:26 AM
To: City Clerk; Public Submissions
Cc: Ward11 - Marina Mason
Subject: [EXT] See ATTACHED 7 Letters AGAINST LOC 2017-0367
Attachments: img240.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

TO WHOM IT MAY CONCERN:

Regarding the proposed Land Use Amendment of 55 Avenue S.W.:

I grew up in Windsor Park, and have made Windsor Park my home for close to 10 years now.

I am very concerned about the proposed amendment.... substantially increasing the density of the street, increased traffic and noise.

More importantly I am concerned on how it will change the look of the avenue. The current 5 Storey height is not located on the avenue. Windsor Parks heart, is 55th Avenue. This is due to the trees, and the type of buildings that reside on this avenue. Most buildings are of a bungalow building type, with the newer residency going as high as a 2 storey building. All buildings keep with the 20 ft setback, and a low rise garage(one storey) that meets with a standard setback. Having these setbacks allow Windsor Park to have the trees in the community that keep the "park" in Windsor Park!

The new development does not appear to adhere to any of the setback standards. The tree canopy that 55th Avenue enjoys will be hacked. The particular property has well established trees that overhang 55th Avenue, and from what we saw at the open house, this will not be kept. The proposed setback of the building 5 storey elevation will create a giant mass that will block the light of the single storey house next to it), and others.

Please see the ATTACHED 7 Letters of non-support.

Please Vote NO!

Sincerely,
Tammy Unruh

Mayor and Council
c/o Office of the City Clerk
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Postal Station M
Calgary, Alberta, T2P-2M5

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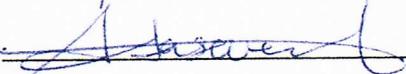
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Name of resident and/or homeowner: Mehmet Firat ATASEVEN Date: 11/9/18
(please print clearly)

Street Address: 641 55 ave SW
(please print clearly)

Signature: 

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Name of resident and/or homeowner: Allison Amos Date: 11/4/18
(please print clearly)
Street Address: 644 55 Ave SW Calgary AB
(please print clearly)
Signature: Allison Amos

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Name of resident and/or homeowner: Andrew Ollivers

(please print clearly)

Date: Nov. 1/18.

Street Address: 702-53 Avenue SW, Calgary, AB

(please print clearly)

Signature: Andrew Ollivers

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca

Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

Re: **LOC 2017-0367 (the "Proposed Development")**

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Name of resident and/or homeowner: Tammy Unruh Date: OCT 31/19
 (please print clearly)

Street Address: 644 - 55 Avenue SW, Calgary, AB
 (please print clearly)

Signature: [Handwritten Signature]

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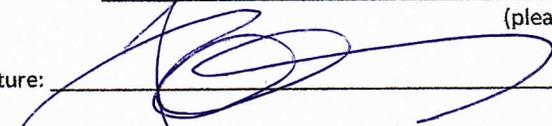
Name of resident and/or homeowner: Sammy Unruh

(please print clearly)

Date: Oct. 31/18

Street Address: 639 - 55 Avenue SW, Calgary, AB

(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca

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Name of resident and/or homeowner: MARK ZAKRESKI
(please print clearly)

Date: Nov. 01/18

Street Address: 639 - 55th AVE. S.W.
(please print clearly)

Signature: _____

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Name of resident and/or homeowner: _____

TIM BURNS
(please print clearly)

Date: _____

NOV. 1/18

Street Address: _____

5307A - 6 street SW, Calgary, AB
(please print clearly)

Signature: _____

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Name of resident and/or homeowner: Rosa Scigliano Date: November 5-2018
(please print clearly)

Street Address: 127, 723-57 Avenue SW
(please print clearly)

Signature: 

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Name of resident and/or homeowner: LAURA BANNER Date: Nov 1/2018
(please print clearly)

Street Address: 506 - 53 RD AVE SW
(please print clearly)

Signature: L Banner

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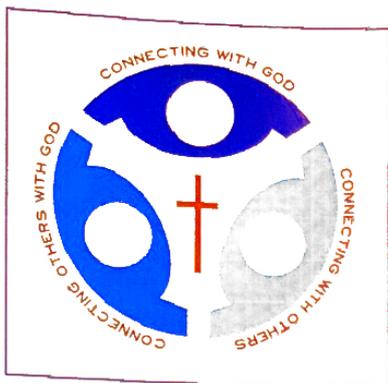
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Name of resident and/or homeowner: Dawn Williams Date: November 5, 2018
(please print clearly)

Street Address: 520-53 Ave S.W., Calgary, AB
(please print clearly)

Signature: [Handwritten Signature]

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FIRST EVANGELICAL FREE CHURCH

+

November 1, 2018

Office of the City Clerk,
The City of Calgary
700 McLeod Trail SE,
P.O. Box 2100, Postal Station "M",
Calgary, Alberta, T2P 2M5

Re: Proposed Rezoning of
720, 724, 728 – 55th Avenue SW
Calgary, Alberta

Our church is located next door to the proposed condominium project and we visited the open house held at the Windsor Park Community Centre on July 25, 2018. I spoke to the applicant, who took time to discuss the proposed project in detail.

We are supportive of the proposed development as we believe the project will generate new growth and vitality in our community. The renderings depicted a good design and consideration was given to the surrounding neighbors and the street front. We were intrigued as to how the building stepped down from 5 floors to 3 floors. We were also told that the mature trees on 55th Avenue will be protected during construction.

Yours truly,

David Wolf
Chairman of the Board

732 55 Avenue SW
Calgary, Alberta
T2V 0G3

Phone: 403-253-1876
E-mail:
office@freechurchcalgary.com

Palaschuk, Jordan

From: Julie Berdin <Julie.Berdin@arpis.com>
Sent: Wednesday, October 31, 2018 11:49 AM
To: City Clerk; Public Submissions
Cc: Ward11 - Marina Mason
Subject: [EXT] LOC 2017 0367 The Proposed Development
Attachments: scan.pdf

Please see attached.
Thank you.
Julie Berdin

Mayor and Council
c/o Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 2100
Postal Station M
Calgary, Alberta, T2P-2M5

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(please print clearly)

Street Address: 419 51 Avenue SW
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The City of Calgary
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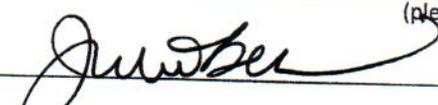
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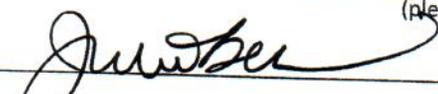
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(please print clearly)

Date: October 31, 2018

Street Address: 409 55 Avenue SW
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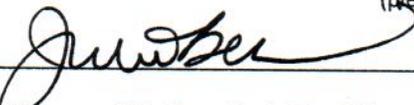
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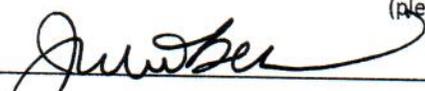
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Re: LOC 2017-0367 (the "Proposed Development")

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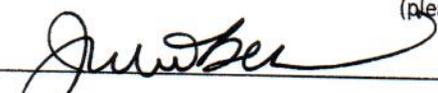
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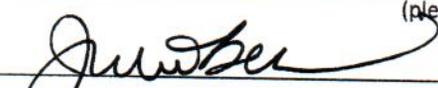
1. Inconsistency with the Municipal Development Plan (Statutory, 2009). The Proposed Development fails to respect the scale, density and character of the neighbourhood, by proposing a 40 to 44 unit, 16 metre, 5 storey multi-residential building that is surrounded on 3 sides by single-detached houses on a mid-block site. As such, it is incompatible with the surrounding structures due to a significant height difference, as well as a substantial increase in density of 17 times based on above-grade square footage.
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3. Discontinuity with the Windsor Park Transition Area Policy. The City and Windsor Park community residents developed the Windsor Park Transition Area Policy in 2000, agreeing that the community "will remain R-2 securely into the future" north of 56th Avenue, a pledge that was re-affirmed later in 2000 to maintain the area north of 56th Avenue as an R-2 conservation area and discourage multi-unit developments there. LOC 2017-0367, on 55th Avenue, falls within this R-2 conservation area.
4. Lack of Proposed Alternatives for the Subject Site. The proponent of LOC 2017-0367, via Kasian Architecture, has only put forth one proposal as it relates to the development of the site – a proposal that seeks to maximize the number of units it can sell on the subject site. Kasian Architecture held 2 initial open houses during the summer (late July & August), but has not scheduled any further open houses to address community resident concerns. Further, Kasian has admitted acceptable alternative sites exist on 50th Avenue S.W., although it has not indicated any willingness to revisit the proposed location.

As a community resident, I am supportive of development in our community that respects various planning and development policies, including the Municipal Development Plan, Location Criteria for Multi-Residential Infill document, the 50th Avenue Area Redevelopment Plan and the Revised Windsor Park Transition Area – Policy Statement. I do not support the Proposed Development and it is my hope that you give my thoughts herein serious consideration.

Name of resident and/or homeowner: Julie Berdin
(please print clearly)

Date: October 31, 2018

Street Address: 428 56 Avenue SW
(please print clearly)

Signature: 

Address e-mail to Mayor and City Council, c/o The Office of the City Clerk: cityclerk@calgary.ca
As per the advertisement in the Calgary Herald, also send the email To: PublicSubmissions@calgary.ca
Please send a carbon copy (CC) to: Mr. Jeromy Farkas, Ward 11 Councillor, The City of Calgary: ward11@calgary.ca