

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: A. PERDICAKIS Date: 06 NOV 2018
(please print clearly)

Street Address: 709 55 Ave SW, CALGARY T2V 4G4
(please print clearly)

Signature: [Handwritten 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

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The City of Calgary
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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. As such, its motivations appear purely motivated by profit and without regard to the impacts on the surrounding neighbours. 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: Philip + Kathryn Whelan Date: November 5, 2018
(please print clearly)

Street Address: 629 54 Avenue SW
(please print clearly)

Signature: [Signature] Add a line for email address (per Herald notice) philipjameswhelan@gmail.com
K. Whelan E. Kathryn anne whelan@gmail.com

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: Ioana Fodor <fodaria@yahoo.com>
Sent: Monday, November 05, 2018 10:52 PM
To: City Clerk; Public Submissions
Cc: ward11@ucalgary.ca
Subject: [EXT] Letter of opposition regarding proposed development in Windsor Park LOC 2017-0367
Attachments: Daria&Cosmin_Crisan-727_52_Ave_SW - Nov 5 2018 - 10-30 PM.pdf

Dear Mayor and Councillors,

Please find enclosed a letter outlining our main concerns and the reasons we oppose the proposed development LOC 2017-0367 on 55th Avenue SW.

We have lived in the community of Windsor Park for twelve years in two different houses. We love the character of this neighbourhood and the fact that it has attracted increasingly more young families with children over the last few years.

We believe that the proposed development is unsuitable, disproportionate and out of place in the proposed location. We are particularly concerned that it will make our neighbourhood less attractive for families with kids like ours.

We hope you will consider our concerns and those of our neighbours in your decision.

Thank you for considering our letter.

Sincerely,

Daria and Cosmin Crisan
727 52 Avenue SW
Calgary AB T2V0B6

Sent from my iPad

Palaschuk, Jordan

To: Oosterhuis, Jessica
Subject: RE: [EXT] LOC 2017-0367

From: Ioana Giurca [mailto:cigiurca@telus.net]
Sent: Monday, November 05, 2018 5:39 PM
To: City Clerk <CityClerk@calgary.ca>
Cc: Ward11 - Marina Mason <WARD11@calgary.ca>
Subject: [EXT] LOC 2017-0367

Please see attached my opposition to the proposed development LOC 2017-0367.

Best,
Ioana Giurca

Hand in by Nov. 5th

Mayor and Council
City Office of the City Clerk
The City of Calgary
700 Macleod Trail S.E.
P.O. Box 21000
Postal Station M
Calgary, Alberta, T2P 2M5

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

Dear Mayor and Councilors,

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 associated Land Use Amendment and would like to see Council refuse the proposed re-designation from R-1C1 to M-2, for the following reasons.

1. Inconsistency with the Municipal Development Plan (Municipality, 2000). 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 Units (Municipality, 2018). The Proposed Development fails to meet 4 out of the 8 criteria as per the Location Criteria for Multi-Residential Units 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 of 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. Inconsistency 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 55th Avenue. A pledge that was re-affirmed later in 2000 to maintain the area north of 55th 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.

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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 Units, 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: Ioana Giurca Date: Nov. 5, 2018
(please print clearly)

Street Address: 707A 52 Ave. SW Calgary, AB T2C 0B6
(please print clearly)

Signature: Ioana Giurca

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

Sent from my iPhone