

Palaschuk, Jordan

From: tracy suppes <tracysuppes@yahoo.ca>
Sent: Sunday, December 02, 2018 5:00 PM
To: Public Submissions
Subject: [EXT] land use redesignation
Attachments: questions.pdf

Please find attached questions for city council concerning land use redesignation items #21-26 inclusive.

Bylaw's 272D2018-287D2018 inclusive.

Tracy Suppes
403-272-6252

Tracy Suppes
1135-40 St. S.E.
Calgary, AB T2A 1J7
403-272-6252
403-542-1894
tracysuppes@yahoo.ca

QUESTIONS ABOUT PROPOSED BYLAW CHANGES: 282D2018-287D2018 INCLUSIVE.

- 1) When did the notification of these proposals go before the planning committee? There were no notices in the posted in the area and if there was a notice in the paper we didn't see it.
- 2) Where are the notice of bylaw changes that are usually posted on the properties in question? And why is the period of time between the posting in the paper and deadline for comments to the council so short? A week and a half isn't enough time to rally support or make an area wide protest.
- 3) Have the owners of the properties been notified of the proposed changes? If so when?
- 4) Is there a single developer or several? Will the city expropriate the properties? If these blocks are anything like ours half the properties are owned and the others rentals. This seems to set up a logistical nightmare in dealing with all these people.
- 5) Where will all these new people send their children to school as the map (#25) shows Patrick Airlie elementary school (1520-39 St. S.E) as having an extremely dense set of townhouses being placed on the property. Will there be an increased budget for the other schools in the neighbourhood to deal with the increased population?
- 6) What about the large number of mature trees in the area? Most of them survived "Snowtember" it would be a shame to destroy them all to put up buildings.
- 7) This area has suffered three major overland flooding events in the past 30 years. What plans are there to deal with the increased run-off due to the loss of permeable soil?
- 8) There are a number of historic wells in the area. Has a geologic survey been performed to ensure the ground is stable enough for all this construction.
- 9) What is the time line for this proposal? How will the residents cope with such an increase in construction, especially after dealing with the International Avenue project so recently.

- 10) How is the ageing infrastructure going to cope with this increase in population?
- 11) Traffic and parking are already an issue in the area, how will this be addressed? The proposed one-way streets will require more traffic lights and will shunt traffic onto side streets. The streets in Albert Park/Radisson Heights are already very narrow and steep.
- 12) Where are the people who live in the area supposed to go? There are a lot of low income individuals and families that call this area home, they will be severely and negatively affected by these changes.
- 13) How will the increase in population affect emergency services? Will there be an increase in budget for a larger fire-hall and police station and the personnel?
- 14) How will these proposed buildings affect the esthetic of the neighbourhood? Currently there is a lot of house pride, with gardens and trees, with each house being a different colour. The new developments are all grey or dark brown with similar designs. It will look like some Cold War era housing complex. People already think of the Greater Forest Lawn area as a ghetto, this will just reinforce that sentiment.
- 15) The buildings being proposed are all at least 11m (30ft) high which will cast huge shadows across the street and on to neighbouring properties. This coupled with the poor drainage will cause dangerous road conditions in winter. Will there be an increase in the snow-removal/sanding budget to address these concerns?
- 16) Does this mean other blocks in the area are ripe for being rezoned and demolished?
- 17) If personal green-space is to be replaced by more public spaces will the city increase the budget for upkeep? The area parks already suffer from lack of care (path clearing, garbage removal).
- 18) How will these proposed changes affect property taxes and values for the current residents?
- 19) Why are these changes needed? There are numerous properties in the area that are for sale or rent that have been on the market for months. The average home in the area is just over \$300,000 when even cheap townhouses and condos are in the \$200,000 range.
- 20) Why doesn't it show these proposals on the "Main Street" webpage? It only shows the blocks on either side of 17th Ave. being affected.

I would like to thank city council for their time and consideration of my questions. We do not see these changes as being progressive and we urge you to vote no on these proposed bylaw changes as they would negatively affect a great many people. More public notification is required to enable residents to have a say in what goes on in our neighbourhood.

Sincerely,

Tracy and Joan Suppes

Palaschuk, Jordan

From: Vanessa Steele <vansteele@shaw.ca>
Sent: Monday, December 03, 2018 11:53 AM
To: Public Submissions
Subject: [EXT] Ash Crescent SE Rezoning 284D2018

To the Office of the Clerk,

I strongly oppose the rezoning of Ash Crescent SE. to multi-family dwellings. This is the block where I, along with my sisters, grew up.

We have had the home in our family since 1961. We have had 4 generations living in the home over the years and now my sister plans to have this as her retirement home. She is not the only 2nd generation living in their childhood homes on the block.

When I go there to visit, I'm coming home. The beautiful canopy of trees that shade the street have been there since the homes were built. The neighbors maintain their yards and realize that it is a good block to live on.

Only one house has been replaced and that was well over 25 years ago, with the owners of the new home still living in it.

Many of the neighbors, including ourselves, have invested thousands of dollars into the interior of their homes and the yards with the intention of staying there. Be it new owners or old owners, they have done so to create lasting memories of their own.

It would be a poor choice to destroy this classic block when so many other areas east of this hidden gem are in need of a face lift or are vacant land between 17th Avenue and 19th Avenue.

Rezoning Ash Crescent would not be wise decision at this time when so many other projects should be considered by City Council first.

Thank You,
Vanessa Steele
129 Chaparral Rd SE
Calgary, AB
T2X 3J8
(Part owner of 1906 Ash Crescent)
vansteele@shaw.ca