

Rowe, Timothy S.

From: Krizan, Madeleine
Sent: Monday, February 11, 2019 8:11 AM
To: bruce liang
Cc: Public Submissions
Subject: RE: Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019 - Reference Number LOC2018-0195 – 1301 18 Ave NW

Good Morning Bruce,

Thank you for your feedback. I've cc'd City Clerks, to make sure your comments get to the correct party, as they handle public submissions in response to public hearings.

Regards,

Madeleine Krizan BFA, MPLAN

Planner 2 | North
Community Planning | Planning & Development
The City of Calgary | Mail code #8076
T 403-300-3055 | E Madeleine.Krizan@calgary.ca
P.O. Box 2100, Station M, Calgary AB, T2P 2M5



ISC:Confidential

From: bruce liang [mailto:bruce.liang@live.com]
Sent: Sunday, February 10, 2019 3:54 PM
To: Krizan, Madeleine <Madeleine.Krizan@calgary.ca>
Subject: [EXT] Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019 - Reference Number LOC2018-0195 – 1301 18 Ave NW

Hello, Madeleine,

We do not want this change of zoning to be approved, 1301 18 Ave NW is a single house lot to be rezoned to row house with 4 units. This is not a permitted use zoning.

Traffic / Pedestrians Safety Concerns

The alley for car in and out is very narrow already. Due to being one block from SAIT, there are many pedestrians walking, street parking around this lot is always full of parked cars all the time, it is already hard to move cars in and out, from alley to 12 Street, or from 12 Street to turn into alley, all those car parking on 12 street is blocking viewing to watch pedestrians, higher density/row house will only worsen this problem.

Parking Concerns

On 12 Street NW side and 18 Ave NW around this lot, 1301, the street parking is always full of cars during daytime, there is no street parking available for the purposed higher density row house development. This lot is only one block from SAIT and 16 Ave NW.

A typical row house, is similar to 1954 12 St NW (go to www.realtor.ca search 1954 12 Street nw calgary for details) , only one block away from 1301, which has 4 units, each units has 4 bedroom, with fully developed basement for rental or family member, however, each unit only has one garage. For a family who buy a \$600,000 house, they usually have

two cars, if basement is rented out to tenants/SAIT student, they would also have cars, as well. This means that parking will not be enough for these properties, they will parking to other neighbour properties. We are paying higher property tax for a single family house, which usually has front street parking available. This will make other houses in the neighbourhood harder to sell due to lack of street parking, and decrease in value.

Fire Concerns

With 4 houses, and potential rental for basement, this one residential lot is effectively become a 8 unit apartment, the fire risk is 8 times higher compare to a single house or duplex. My understanding is that City does not require this row house to be two hours fire rated yet for exterior walls.

Fairness

It is not fair for the builder to make money, and affect the rest of the communities, pedestrians safety, street parking shortage , fire hazards, becoming more rental not family orientated neighbourhood .

To Developer

My advice, the developer is making a mistake, and will have hard time to sell the row houses, when a buyer sees many street cars around the property, and no street parking available, the developer will have a hard time selling the property.

We want this property, corner, to be single house, or side by side at the most, which is matching the rest of the communities.

Bruce Liang
403-606-0112
1311 18 Ave NW

Rowe, Timothy S.

From: bruce liang <bruceliang@live.com>
Sent: Monday, February 11, 2019 10:11 AM
To: Public Submissions
Subject: [EXT] Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019 - Reference Number LOC2018-0195 – 1301 18 Ave NW
Attachments: Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019.pdf; 20190211_090834_resized.jpg; 20190211_090610_resized.jpg

Public Hearing 9:30am February 25, 2019

For file complaint online www.Calgary.ca/development Reference Number LOC2018-0195 – 1301 18 Ave NW - Zoning Change for Higher Density Development

Hello Planning department,

We do not want this change of zoning to be approved, 1301 18 Ave NW is a single house lot to be rezoned to row house with 4 units. This is not a permitted use zoning.

Traffic / Pedestrians Safety Concerns

The alley for car in and out is very narrow already. Due to being one block from SAIT, there are many pedestrians walking, street parking around this lot is always full of parked cars all the time, it is already hard to move cars in and out, from alley to 12 Street, or from 12 Street to turn into alley, all those car parking on 12 street is blocking viewing to watch pedestrians, higher density/row house will only worsen this problem.

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See pictures full of cars along the property 12 St NW (you can see SAIT) and 18 Ave NW around 9am February 11, 2019

Fire Concerns

With 4 houses, and potential rental for basement, this one residential lot is effectively become a 8 unit apartment, the fire risk is 8 times higher compare to a single house or duplex. My understanding is that City does not require this row house to be two hours fire rated yet for exterior walls.

Garbage bin Concerns – No space on alley side for 12 bins with 4 family

Due to four family home, which means, 12 garbage bins, on alley side, however, the alley side is fully developed for garage, no space for 12 garbage bin (black, blue and green each for each family, 4 family house). The garbage bins will block alley car in and out, with the bins onto the alley, no space on the property.

Fairness

It is not fair for the builder to make money, and affect the rest of the communities, pedestrians safety, street parking shortage , fire hazards, becoming more rental not family orientated neighbourhood .

To Builder

My advice, the builder is making a mistake, and will have hard time to sell the row houses, when a buyer sees many street cars around the property, and no street parking available, the developer will have a hard time selling the property.

We want this property, corner, to be single house, or side by side at the most, which is matching the rest of the communities.

Bruce Liang

403 606-0112

1311 18 Ave NW





Rowe, Timothy S.

From: bruce liang <bruceliang@live.com>
Sent: Tuesday, February 12, 2019 9:27 AM
To: Public Submissions; Krizan, Madeleine
Subject: [EXT] Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019 - Reference Number LOC2018-0195 – 1301 18 Ave NW - No space available for garbage bins
Attachments: 20190212_090527_resized.jpg

Hello, Madeleine, and City Public Submission,

Please see attached pictures for a new row house (4 units) at 1954 12 St NW, just one block from 1301 18 Ave NW, there is no area available for garbage bins at the property, alley side. 4 family home, with 3 (black, blue and green) bins each, in total 12 bins, it will create safety hazard for cars turning in and out of alley, with garbage bins onto the alley.

Thanks.

Bruce Liang

403 606-0112

1311 18 Ave NW



NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
OF PASSENGERS

Rowe, Timothy S.

From: Meng Peng <maper0317@hotmail.com>
Sent: Tuesday, February 12, 2019 11:39 AM
To: Krizan, Madeleine; Public Submissions
Subject: [EXT] Public Hearing 1301 18 Ave NW Zoning Change to Higher Density - February 25 2019 - Reference Number LOC2018-0195 – 1301 18 Ave NW
Attachments: 1.jpg; 3.jpg; Feb-10-1.jpg; Feb-10-2.jpg

Hi Madeleine and City Public Submission,

I am writing this email to make a complain regarding of 1301 18 Ave rezoning Public Hearing Notice Board.

On 7th Feb, 2019, I have found the signboard was in front of the house 1308 18 Ave NW, Calgary. I noticed that it is regarding to 1301 18 Ave rezoning issue and it might be put in the wrong place. I took some pictures immediately for evidences and reported to city government. Please see attached.

I was informed by the owner of 1308 18 Ave NW that he has put the signboard back to 1301 18 Ave NW in the evening on 7th Feb, 2019. However, the signboard was disappeared just after it has been returned, which prevents the residents of my community from knowing the public hearing dates regarding of 1301 rezoning issues.

We double checked on Sunday 10th Feb, 2019, the notice board still not exist in the right place(1301 18 Ave NW). Please see attached photos.

Besides, there are more reasons that we do not want this change of zoning to be approved, 1301 18 Ave NW is a single house lot to be rezoned to row house with 4 units. This is not a permitted use zoning.

Traffic / Pedestrians Safety Concerns

The alley for car in and out is very narrow already. Due to being one block from SAIT, there are many pedestrians walking, street parking around this lot is always full of parked cars all the time, it is already hard to move cars in and out, from alley to 12 Street, or from 12 Street to turn into alley, all those car parking on 12 street is blocking viewing to watch pedestrians, higher density/row house will only worsen this problem.

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To Developer

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Garbage Bin

There is no area available for garbage bins at the property, alley side. 4 family home, with 3 (black, blue and green) bins each, in total 12 bins, it will create safety hazard for cars turning in and out of alley, with garbage bins onto the alley.

We want this property, corner, to be single house, or side by side at the most, which is matching the rest of the communities.

Sincerely

Marcus

1309 18 Ave NW





