

Rowe, Timothy S.

From: Ginette_macisaac@hotmail.com
Sent: Sunday, February 17, 2019 7:45 AM
To: Public Submissions
Subject: February 25, <web submission> LOC2017-0097

February 17, 2019

Application: LOC2017-0097

Submitted by: Ginette MacIsaac

Contact Information

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Feedback:

The redesignation allows for too wide a variety of uses for this lot which has been designated as residential as per the presented and agreed area plan. This large development crammed into two lots does not fit into the character of the neighbourhood and the many deliveries to support such an institution will disturb the neighbours as they will be unable to use the back alley. It is expected that due to the absent loading area that deliveries will end up on 22nd. Parking is an issue and the safety of children in the neighbourhood is an additional concern with the additional deliveries and visitors that this development will bring. This is a development better suited for a commercial zoning. Redesignation of the additional lot permits this oversized development. Please prevent this change in designation.

To Whom This May Concern,

Please do not redesignate 2440 22 Street NW & 2436 22 Street NW properties from Low Density Residential (R-C2) to Medium Density Low-Rise (M-C1). As you can see these two properties are on 22 Street not 24 Avenue. In the BTARP (Figure 2) you show 2440 as a 24 Avenue property but it is not. It is only *adjacent to 24 Avenue*. We have for the past ten years been surrounded by construction on 22 Street. Seven of the original bungalows have been removed and side by side infills have been built. They have brought in wonderful families and we have a street full of children again and they have all become fast friends. Because of these new developments it has given us less light into our home because of over shadowing and overlooking into our yards. Nevertheless we have welcomed this low density development and would like to keep the integrity of our street. If you change the zoning you will start a precedent which will be hard to stop. The residents of 22 Street would like to protect the existing residential character and quality of our street in Banff Trail. Currently we are experiencing: heavy usage of on street parking by LRT riders and UC students. We understand there is typically greater traffic generation from a multi-residential building and are opposed to further pressure on 22 Street. Heavy weekday traffic flow and a tendency to speed is already a dangerous situation on 24 Avenue. At a few residents' request, temporary installation of a radar on the street to attempt to calm traffic was implemented in the summer of 2016. Crossing 24th Avenue is frightening. We've asked for crosswalk lights and been denied many times. Winter walking on sidewalks especially 24th Avenue is obstructed and treacherous. We are opposed to exacerbating an already dangerous situation for all who live in our community. If you allow for the M-C1 zoning on our street, larger buildings would be built which would create a community negatively affected by haphazard development planning for years to come. Please keep our street a residential low density street that has been built in an interrelated way.

It is hard to keep this discussion only on the zoning change when we know why the change has come about.

The type of development that is being proposed will have a large impact on our street. My spouse and I have been taking care of parents (3 of them – all in different facilities) for the past seven years and we can tell you that this is not the right place for this type of development. Seniors need parks to walk in especially if they have wheelchairs or walkers. Mall walking is something they like doing in the winter months. They need transit, shops, restaurants, salons, banks, medical offices, pharmacies and coffee shops close by. None of these amenities are anywhere near this location. We talk about walkable neighbourhoods but none of these amenities are close by for a senior citizen. Please look at the BTARP for a more suitable spot or maybe something like this could be included in the North Hill Mall redevelopment plan or Motel Village. Maybe a park could be included in both of these areas. Westman Village on Mahogany Lake have planned it out beautifully. This is the type of development needed for seniors.

“Seniors' Residences

Our number one priority is to help you live the highest quality of life—even as your needs continually evolve. Journey Club within Westman Village is designed to offer a fulfilling experience for all retirement

lifestyles from Independent Living to Private Assisted Living and Memory Care, with endless opportunities for connection, enrichment and personal growth.

We've brought the best of everything together in one place. From aquatic programs, 43 kms of walking trails, over 20 hand-selected boutique retailers, and of course our 40,000 sq ft Village Centre, Journey Club Residents will enjoy and endless array of amenities." The Alberta Government Supportive Living Accommodation Standards essentially describe a business operation. This is incompatible within a residential zone. There are more compatible buildings on 20th Avenue, Morley Trail, North Hill Mall, Motel Village, Brentwood and the new University District.

The Initiated Redesignation Banff Trail & Capitol Hill, in the Banff Trail – Capital Hill Community Planning Project show homes on the south side of 24th Avenue from 21st Street to 23rd Street are located on the Streets not 24th Avenue (ex. 2440 22 Street – not 24 Avenue). Can you please explain why those Street Addressed homes are zoned Medium Density Low-Rise (map – Banff Trail Area Redevelopment Plan – Figure 2 Land Use Plan) despite their addresses being on the Streets and not 24 Avenue? In order to protect the existing residential character and quality of our streets in Banff Trail, we submit that those Street Address homes should not be included in the 24th Avenue Land Use Plan and rezoned back to Low Density Residential.

It is beginning to seem like the BTARP is being changed willy-nilly and the community is turning into a makeshift build whatever wherever community. Take Garrison as an example, the community was put together with thought and consideration for those who lived there and will live there. You don't have high-rises springing up in different quadrants of the community. You have single family homes, row houses, store fronts, higher density building built in a interrelated way. The same is happening in University District. This is what we are looking for in Banff Trail.

We have very discouraged neighbours who feel they won't be listened to. I however feel you need to speak up to make significant changes and would like to evidence to them it does make a difference.

Thank you and I hope you will reconsider the redesignation at 2440 22 Street NW & 2436 22 Street NW and keep the zoning of the properties at the Low Density Residential (R-C2).

Jim & Tracy Thomson

2423 22 Street NW

Rowe, Timothy S.

From: Kozlowskibeatrice@gmail.com
Sent: Tuesday, February 19, 2019 9:31 AM
To: Public Submissions
Subject: February 25, <web submission> LOC2017-0097

February 19, 2019

Application: LOC2017-0097

Submitted by: Beatrice Kozlowski

Contact Information

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Feedback:

To whom it may concern: As lifelong Calgary residents, my husband and I cherish this city and value its growth. We see the merit of densifying communities and favour the thoughtful development of inner city communities to accomplish this. This is one of the reasons we chose to buy our home in Banff Trail. To that end, we have fundamental concerns of the proposal for rezoning that is being put forward to council, regarding the properties on the corner of 24 Avenue and 22 Street N.W. To be sure, both properties in question are listed as 22 Street properties. 22 Street, the street on which my husband and I chose to buy our home, is a residential street. Our concern is that by changing the zoning for a proposed larger development (non residential) to be erected, it detracts from the neighbourhood's character and appeal. We are certainly not against such developments in Banff Trail; rather, we are puzzled why they are not occurring where the zoning already clearly allows for them (for example, by the CTrain line at Banff Trail). Residents of communities have clearly chosen their home locations based on surrounding structures, plans and zoning. The desire of one or two developers to change this for an entire community is a frightening and daunting thought with a tremendous impact on those who reside nearby. The city officials, who are elected by the constituents of the communities they serve, have an expectation to be the voice of the residents. The residents of Banff Trail have maintained that the rezoning of these properties is not in the best interest of the community. The city has a civic duty to uphold the viewpoints of the residents of our community, rather than allowing an individual (or individuals) who do not reside in Banff Trail, to alter the community for those who do call the neighbourhood their home. Sent from my iPad

Rowe, Timothy S.

From: joshorzech@yahoo.com
Sent: Tuesday, February 19, 2019 11:53 AM
To: Public Submissions
Subject: February 25, <web submission> LOC2017-0097

February 19, 2019

Application: LOC2017-0097

Submitted by: Joshua Orzech

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Feedback:

Comments about Land Use Redesignation Banff Trail Bylaw 49D2019 My two boys (9 and 7) and I live directly across the street from the proposed development. This is my first experience communicating with the City so I apologize in advance if my terms and format does not match those of more experienced comment submitters. I appreciate that the ARP has been approved as the City is looking to increase density and have mixed-use buildings along 24th Avenue NW. However, I don't believe that the land use designation should be approved for this project. As I understand the ARP, the first lot "10" has been zoned for M-C1 but not the second. I believe that is what should be maintained. Building a seniors facility doesn't match with the neighbourhood feel of Banff Trail. The infrastructure of the area does not support the proposed building and its occupants; not enough parking for residents, no cross walk to enable children living south of 24th Ave to go to school north of 24th Avenue and far too much traffic for a residential area. If the second lot (9) is not maintained as R-C2 then I would propose the following accommodations: 1) downsize the second building further so its height is aligned with the buildings in lots 21 and 20; 2) ensure the buildings are designed so the context of the neighbourhood is maintained; 3) set back the buildings from the side walk so there is ample space for pedestrian traffic; 4) complete a traffic study to understand the impact of the building's occupants on the neighbourhood; 5) install a lit cross-walk at the NW corner of 24 Avenue NW and 22 Street NW before construction commences; 6) require the developer to meet with the community quarterly to update on building status (to date communication has been very poor and many times confrontational); 7) establish a restricted parking zone on 22 Street NW so residents have the ability to park (today, parking on the street is dominated by U of C students and will likely get much worse once the buildings are complete as I suspect visitors to residents and building staff will take advantage of the free/unlimited street parking). I appreciate that the City is looking for more density in the buildings facing 24th Avenue but this building doesn't face 24th Avenue and will severely disrupt the quality of life of the Banff Trail community. I believe the land use determined in the exhaustive ARP should be maintained and only lot 10 should be redesignated as M-C1.