

From: John Peterson [mailto:jpeterson@marcagroup.ca]
Sent: Sunday, March 31, 2019 3:37 PM
To: Public Submissions <PublicSubmissions@calgary.ca>
Cc: Wang, Yuping <Yuping.Wang@calgary.ca>
Subject: [EXT] LOC2018-0183
Importance: Low

Hello,

I'm sending this email in response to the relaxation of Bylaw 84D2019 for the project Plans DP-2018-3900. I had a chance to review the drawings last week and I have a few concerns.

- 1) A relaxation of bylaw 84D2019 (over 16m) will substantially decrease future development values for the lots on the other side of the street. In particular units 409,410 and 411 Penthouse Levels fully obstruct a future 3rd story views from 2611-17A street SW(Please see attached photo). Units 409,410 and 411 have zero obstructions from there 4th floor(facing east/Downtown) so having a 5th floor for these units offers little value. But the 5th floor does effect future value across the street.
- 2) I've lived on 17A street for 5 years and can attest to the speed of traffic through the area. I would strongly suggest, with an increasing foot traffic due to this development. It would be prudent to install speed bumps along 17A street.



Photos are from my roof. Apparently 2.5 stores high. A 3 story build on my lot would not be obstructed by the 4th floor. But will by the Penthouse level 409-411.



If you have any questions please contact me.
Thanks.

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From: vanessaslobogian@hotmail.com
To: [Public Submissions](#)
Subject: April 8, <web submission> LOC2018-0183
Date: Friday, March 29, 2019 10:09:06 AM

March 29, 2019

Application: LOC2018-0183

Submitted by: Vanessa Slobogian amp; Jennifer Jurgeit

Contact Information

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Feedback:

As a homeowners of 2605 17A Street SW, Calgary we are writing to express our concern regarding the Application for Land Use Amendment LOC2018-0183. As per the Bankview Area Redevelopment Plan ARP figure 2, p.4 this particular area has been slated for a combination of conservation, medium density and medium-low density and not neighborhood mid-rise. It is our understanding from the developer's proposal that the intention of the amendment would be to develop a medium-rise condo building ~96 units. With a development of this size that is proposed to be as high as 16m it seems that this is more of a neighborhood mid-rise 4-5 storeys in height. We are strong supporters of the ARP and development with the view of a sustainable and thriving community. Medium-low townhouses/stacked townhouses would be an excellent addition to this part of our community. While this type of complex may meet a short term demand the long term implications are concerning. In particular, the presence of unit owners with varied acquisition objectives has been known to lead to building disinvestment resulting from inability to make decisions on sustainable maintenance funds and reserve funds in other comparable urban development projects. We do not feel that this is in the best interest of the community in the long term. Additionally, we would express concern regarding increased population density in this area and the impact on traffic, vehicle and pedestrian, noise and especially parking. The proposed parking associated with this development would not be sufficient for all residents and would inevitably impact parking and access to neighboring properties. There already exists issue with sufficient street parking on this block without adding such high density housing. Finally, one of the major assets of our property are the east facing views of the city. If the development were to built to the maximum proposed height of 16m this would undoubtedly obstruct the views from our property, as well as all others on the block. Obstruction of this view would not only detract from quality of life but significantly reduce the value of our investment. As such, please note that as homeowners of a neighboring property who are supportive of the ARP we are strongly opposed to this amendment application and proposed development. We are hopeful that our opinion as home owners will be considered and that we will be kept abreast of developments and invited to participate in future discussion.

