

# 1323027 ALBERTA LTD.

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March 28, 2019

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
PO Box 2100, Postal Station "M"  
Calgary, Alberta T2P 2M5

Via Email: Public Submissions@calgary.ca

RE: LAND USE REDESIGNATION  
SPRINGBANK HILL  
BYLAW 86D2019  
7550 Elkton Drive SW (Plan 2370IB; Block 2, Lot 12 and 13)

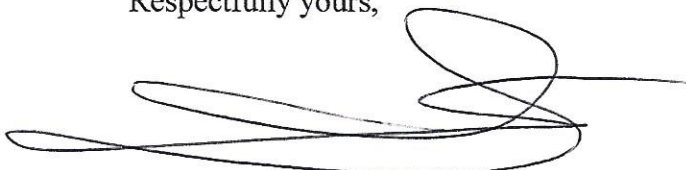
Our names are Denis Binette and Deborah Seminuk, owners of 1323027 ALBERTA LTD., as well as the properties located at 7665, 7671, 7695 Elkton Drive SW.. We are also, in addition to the above, long time residents of Elkton Drive (since 1998).

Regarding the above application to re-zone the lands at 7550 Elkton Drive SW, we are" OPPOSED " to this application. According to our records, the EAST SPRINGBANK 1 COMMUNITY PLAN only allows density to 7.4 to 12.4 units per hectare or 3.0 to 5.0 units per acre. The maximum should not exceed 25 units and it should be mainly composed of land use R-1 and R-1S, as is the majority of the neighbourhood. The increase in density, as well as the change in land use, will only devalue the existing properties, create additional traffic congestions and be totally out of character for the architectural feel of the area.

We would also like to add that consideration should be adopted to reduce the access to Elkton Drive, as it is increasingly becoming a short cut for residents living north of Elkton Drive in various other communities, that want to gain a quicker access to 69<sup>th</sup> Street SW, instead of using the intended roads, 77<sup>th</sup> Street/ Spring Bluff Blvd. (as it is the bus route). The Transportation Department should revisit this scenario before it gets to be a more serious problem.

On a personal note, having had the pleasure of knowing and dealing with the original owner of the above captioned property, Mr. Pearce, over the years prior to his death, I am convinced that he would not have supported this application, as he fought hard against " higher density " for the area around Elkton Drive SW / Elmont Drive SW.

Respectfully yours,



Denis Binette



Deborah Seminuk

**From:** [Jennifer Dalton](#)  
**To:** [Public Submissions](#)  
**Subject:** [EXT] 7550 Elkton Dr. SW (Plan 2370IB; Block 2; Lot 12 and 13)  
**Date:** Friday, March 29, 2019 6:01:53 PM

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Dear Laura M. Kennedy, CITY CLERK,

I am writing to express my concern and opposition to the proposed redesignation of [7550 Elkton Dr. SW](#) (File Number LOC2018-0233). We do not support the redesignation from DC Direct Control District to Residential - One/Two Dwelling (R-2) District. The rezone will change the character of our neighborhood, lead to increased traffic and safety issues therefore negatively impacting the current residents and decreasing property values.

We do support the building of detached, single family homes, matching the character, style and size of homes already existing in the neighbourhood. However, adding semi-detached units to this area is not consistent with the area plan and would not integrate seamlessly. The Springbank Hill Area Structure Plan has already designated other land in our neighbourhood as mixed use, low density, low density contextual and medium density. These areas are close to transit, neighbourhood nodes and neighbourhood activity centres so that they are well supported. The streets around [7550 Elkton Dr. SW](#), are designed to be neighbourhood collector streets, they are not wide enough to support increased density. This area was designed and built for single family homes.

We would like to request that drawings and designs on the proposed development be provided to us. It is difficult to provide an informed opinion without all the information.

The proposed changes do not enhance the character of our community and represent negative change. Please do not approve this proposed land use change.

Sincerely,  
Jennifer and William Dalton  
[7555 Elkton Dr. SW](#)  
Sent from my iPad