

Rowe, Timothy S.

From: RBR GOLF <rbrgolf@shaw.ca>
Sent: Sunday, April 14, 2019 6:47 PM
To: Public Submissions
Subject: [EXT] Land use designation South Calgary Bylaw 100D2019

City Planning and Development Council;

As neighbors to this proposed development we are opposed to the change in land use designation for the following reasons. Within the past 12 months the commercial development on 33rd Ave and 34 Ave from 19th Street to Crowchild has expanded significantly and this has already impacted the area in terms of traffic congestion, parking, and pedestrians. With the many condo developments presently underway, we are sure that these issues will become more of a problem to the residents in the area. We have already noticed more difficulty finding a parking spot beside our single detached home and have recently found grafetti on out fence for the first time. We love the area of Marda Loop and hope the many new businesses will survive despite the downturn in economy and are concerned that more if we keep diluting the area it will make it more difficult for these businesses to survive. We also feel that commercial development should be maintained in one area vs having 8 single dwelling homes in between the commercial developments. This will make it a less attractive place to live for the residential zoned homeowners in between the developments. We believe that it is too soon and too fast to change the zoning west of 18th Ave. It is our vote to maintain the same zoning at this time and see how traffic, congestion, parking and vandalism appears after the undergoing changes are in place for at least one to two years.

Randy Robb and Karen Torstensen
1840 33 Ave SW Calgary Ab
rbrgolf@shaw.ca

Gibb, Linda A.

From: Cynthia Mackenzie <cynthiamac@shaw.ca>
Sent: Thursday, April 18, 2019 3:18 PM
To: Public Submissions
Subject: [EXT] Regarding LOC2018-0242/ Bylaw 100D2019

To Whom it May Concern,

Regarding: 1831,1835 and 1839 33 Ave SW (Plan 4479P, Block 67, Lots 21 to 26)
application to redesignate from Contextual one/two Dwelling (R-C2) to District Mixed Use - General (MU-1f3.Oh20) District

My name is Cynthia Mackenzie and I live just behind this proposed development at Unit 2 1832 34 Ave SW. T2T 2B8

My email is cynthiamac@shaw.ca and my cell no. is 403-850-1483

I received a letter from the City Planning Dept. late in Nov., 2018 saying that an application for a significant Land Use Amendment was in the works LOC2018-0242.

I wrote Jennifer Duff in Planning on Dec. 4, 2018 to express my serious concerns about this potential land use change.

I received a second letter a 'Notice of Public Hearing on Planning Matters' from the City last week.

My concerns and opposition to this particular project are as follows:

Change of Use:

The 3 properties in question are zoned R-C2 and it appears that they are not within the City's new Main Street Plan. This is a more residential part of South Calgary and it is reasonable to expect that these older homes would be replaced with duplexes or at the most 4 plexes at some point. To have such a drastic rezoning proposed (with almost no consultation with the community and direct neighbours) is disconcerting. The proposed building would be 5 stories high and house perhaps 100+ people not including staff and clients for the 15 live/work units.

Parking and Traffic flow:

The Marda Loop area, there are approx. 400 new units recently completed or currently under construction from what I can see. This includes three large buildings with rental units and another 4/5 buildings or complexes selling units. Some of these have or will have retail/office/restaurants on the main floors. A very serious traffic flow and parking problem is being experienced in the area already. Although with each new proposed development, a study appears to be done, an over all community study seems to be the critical missing piece.

This particular proposal by Sarina homes will have 67 units - 15 of which will be live/work units. My understanding is that Live/work units can have 2 to 3 employees and clients coming and going though out the day. With parking limited to one space per unit and limited visitor parking (which employees may take up) it will make an already difficult parking situation far more unpleasant.

We have almost no street parking at many points of the day as it is - this will add to the congestion as there simply will not be sufficient parking to accommodate the extra vehicles the owners may have, employee parking, visitors and customers. The building fronts onto a snow route as well.

The narrow back alley which is where the entrance to the parking will be located won't allow for 2 way traffic. Sarina plans to pave only a small portion of the alley so the traffic can't flow in at one end of the alley way and out the other. This will cause a bottle neck and will have people needing to back up either onto 18th Street or down the alley. The building will limit any opportunity to get a visual of traffic turning off 18th St (already an issue).

My unit is in a fourplex directly behind what is to be the entrance/exit to the underground parking making it will be much more difficult for all of us to get into/out the alley with limited space to manoeuvre.

Privacy:

Sarina plans to build the back of this project right up to within 1.5 meters of the property line. The alley is narrow and the land slopes down from 33 Ave to 34th Ave which is our Street. If they build a 5 story building, it will look and feel like a 6 story building since we are on the downward slope. My neighbour and I will have lost our light, view, privacy and already have lost a considerable value in our homes because of this development plan. The constant noise from the parking garage doors will also infringe on the general enjoyment of our homes.

We all made a decision to move into the vibrant walkable and growing Marda Loop area. The issue is that the construction of new condo buildings, rental buildings, retail and office buildings has and is taking place so quickly that a critical tipping point may have already been reached. This Tipping Point occurs when the extra traffic, parking demands and pedestrian traffic can no longer be accommodated. The 'flow' is hindered and in the case of 33 Ave - often comes to a stand still.

I would ask the City Council to just pause and let the community catch up with this extreme growth spurt before approving any more large condo developments.

I would like to come before Council and give my 5 minute presentation on this issue as well.

Thank you.

Cynthia Mackenzie
403-850-1483

Gibb, Linda A.

From: Rachel Han <rachelsoojunghan@gmail.com>
Sent: Friday, April 19, 2019 12:33 PM
To: Public Submissions
Subject: [EXT] Regarding LOC2018-0242/Bylaw 100D2019

To Whom it May Concern,

Regarding: 1831,1835 and 1839 33 Ave SW (Plan 4479P, Block 67, Lots 21 to 26)
application to redesignate from Contextual one/two Dwelling (R-C2) to District Mixed Use -
General (MU-1f3.Oh20) District

My name is Rachel Soo Jung Han and I live just behind this proposed development at Unit 2
1830 34 Ave SW. T2T 2B8

My email is rachelhanmd@gmail.com and my cell no. is 587-227-5886

I received a letter from the City Planning Dept. late in Nov., 2018 saying that an application for a
significant Land Use Amendment was in the works LOC2018-0242.

I have already written to Jennifer Duff in Planning to express my serious concerns about this
potential land use change.

I received a second letter a 'Notice of Public Hearing on Planning Matters' from the City last
week.

I have several concerns and am strongly opposed to this development moving forward as
planned.

I moved to Marda Loop in 2015 and purchased my first home at 1830 34 Ave SW after months
of searching for a neighbourhood that would be a perfect fit for me.

I was attracted to the young, lively atmosphere this community portrayed but in the last 3.5 years
alone, I have witnessed the unfortunately congestion and constant flow of traffic this community
has grown to face.

I feel my property continues to decrease in value as a result of this and having Sarina homes
build 5-story residential building near by will only make this matter worse. I feel my privacy is
being compromised as well.

I also did not appreciate the lack of notice we, the members of the community, got regarding this
development.

I am fully opposed to this Sarina home development at such large scale in an already congested
neighbourhood and would appreciate if the City Council will take into consideration how it
would negatively impact the current residents who had moved to this community with certain
vision in mind.

Thank you.

Rachel Soo Jung Han, MD, CCFP, CTH, LMCC, BScH