I am concerned with the proposed re-designation at LOC2018-0207, CPC2019-0425 which was published as a change to Bylaw 109D2019.

- First of all, the application for re-designation was a series of bullet points by the applicant, it did not even appear complete.
- I did not see a notice on the property during the time when comments were able to be submitted to the development coordinator. (and I drive this area daily). I do not think adequate public engagement was completed. Even the application stated that there was none done.
- The school referenced in the application is NOT a designated school for the area. It is a special needs school.
- The designated school for the area is currently full – Altadore school is currently over capacity.
- The corner here sees a lot of traffic due to the adjacent school and daycare down the street. Because the property across the street already got a (contentious) approval for over height and density, this corner will be very hard to see around when driving

I do not support the application due to the lack of engagement, the lack of available school space, and increase in density for the area that cannot be safely accommodated. Please keep the RC 2 and stop allowing RCG in the area.

Also as a side note it is very hard to connect the Calgary.ca/development page to the published feedback notice - why can't the development page provide a link, and why can't the notice contain the development/redesignation application information?

--
Nichole van Steenbergen, M.Sc
email. nichole.vansteen@gmail.com
ph. 403.510.3936
From: donotreply@calgary.ca
Sent: Tuesday, May 14, 2019 12:23 PM
To: Public Submissions
Cc: Krasovsky, Vladislav; Simpson, Kiley C.; Chaudhary, Armaghan; Posse Support
Subject: 1915 40 AV SW – LOC2018-0207 – Comment from Development Map

Application: LOC2018-0207

Submitted by: Carrie Hunter

Contact Information

Address: 4128 19 ST SW
Phone: 5873492864
Email: cmhcontentmgr@gmail.com

Feedback:

By allowing the permit for this change in land designation, the door would be opened for adjacent (and neighbouring) properties seeking similar approval. The approval of applications like this one radically changes the composition of the neighbourhood. Currently, the area is comprised of single and semi-detached dwellings primarily occupied by families. The new structures will allow for occupancy to increase significantly without consideration or planning for related infrastructure (namely parking, overall density and CBE considerations).
Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Tuesday, May 14, 2019 7:44 PM
To: Public Submissions
Cc: Krasovsky, Vladislav; Simpson, Kiley C.; Chaudhary, Armaghan; Posse Support
Subject: 1915 40 AV SW – LOC2018-0207 – Comment from Development Map

Application: LOC2018-0207

Submitted by: Brian Hinton

Contact Information

Address: 4128 19 ST SW

Phone: 5873492864

Email: brianhintonca@gmail.com

Feedback:

I wanted to take this opportunity to strenuously object to the zoning application change for this property. This application, and its approval, could effectively quadruple the number of residents living on this land (assume 2 - 4 people in a single dwelling; up to 16 people if the re-designation is approved)--if it evolves into four row houses with secondary suites.

This also opens the potential for additional rezoning applications for redevelopment of other original bungalows in this fashion. This is certainly not appealing as a current home owner. When I purchased in Altadore (in 2015) it was precisely because it was a neighbourhood that was filled with single family homes and duplexes. If I had wanted to live in a high density neighbourhood, I would have purchased in Bankview. Which is precisely why I didn't purchase in this enclave.

This development, within the neighbourhood, will dramatically change the culture and family-feel of the area and make it less desirable for prospective buyers seeking a close-knit, family community. Respectfully, I would ask you to consider denying this application for the reasons cited above.

Sincerely,

Brian Hinton