

Palaschuk, Jordan

From: cfadei@yahoo.ca
Sent: Monday, June 03, 2019 9:35 PM
To: Public Submissions
Subject: [EXT] Proposed Land Use Change/Reference Number:LOC2018-0258
Attachments: Scan 191540001.pdf

To: THE OFFICE OF THE CITY CLERK
THE CITY OF CALGARY

Dear Sir/Madame:

This is Chirila & Grace Fadei, homeowners of 2406-28 Ave. SW and a neighbour of the proposed Land Use Change/Reference Number:LOC2018-0258.

Located at 2404-28 Ave. SW

Please see attachment above regarding our serious concerns.

Please confirm receipt of this letter, preferably by email:cfadei@yahoo.ca Thank you.

Chirila & Grace

Chirila Fadei &
Grace Fadei
2406-28 Avenue SW
Calgary, AB
Email: cfadei@yahoo.ca
Tel: 403-6143266

June 4, 2019

To: THE OFFICE OF THE CITY CLERK
The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station 'M'
Calgary, AB. T2P 2M5

To whom it may concern:

Dear Sir/Madame:

Re: Proposed Land Use Change/Reference Number: LOC2018-0258
Location: 2404-28 Avenue, SW

Our property is next door to the proposed development. We oppose the application for several important reasons. We have attended the open house hosted by Permit Masters at Richmond Knob Hill Community last February 28, 2019. We saw the draft of the development permit drawings.

We are very concern about it for the following reasons:

BUILDING HEIGHT:

We strongly disagree for increasing to 11 meters building height for this proposed new row housing that exceeded the 10 meters maximum height allowed on our block, it affect us directly as a neighbor, we will no longer have a morning sunlight into our backyard and it will create a huge shadow as well. Looking from the street to our home, the proposed development will look higher, awkward and will not fit in our neighborhood.

PRIVACY: BACK WINDOWS & DOORS

The units of their main floor elevation is higher by two and a half feet from the ground, that means their patio back doors & windows will be facing and overlooking directly to our property, as well as the windows on their 2nd & 3rd floor are facing to our own backyard, balcony & indoor hallway, invades directly our privacy and it will take away our human rights

Our backyard and rear-facing windows will no longer have any privacy if construction of row housing is approved for this location. The rear of each of the 4 units will face our house backyard and look directly into our rear-facing windows. This will mean our private home life will be on display to our neighbors any time we wish to use our back yard or our indoor family area which faces the back yard as well as bedrooms and hallways. We are a family of 2 parents and 1 child and choose this street to raise our children on. The imposition of windows and balconies facing our family living area from 2 and 3 storeys high will create a violation of our privacy that cannot be fixed with a few thin trees or architectural details. We are worried that our family life would be on permanent public display.

SHADOW:

The 3 storeys with 11 meters in height row housing that builds on the entire length of the lot will blocked the sunshine which is so important to a backyard and home where we are raising our children. A duplex with entrances facing the front of the street, as is the norm for the area, would not have the same negative impact on blocking daylight to our home and yard.

HEALTH RISK:

THEIR FURNACE VENT/EXHAUST, HOT WATER VENT & GAS FIREPLACE EXHAUST, will be blowing to our back yard, and we will be inhaling the carbon monoxide that is very harmful to our health especially to our kid.

FIRE SAFETY:

Their back of the units & sideway fence, should be left 1.20 meter for clearance from the property line for firefighter to go through in case of fire emergency for unit 2 & 3 to rescue somebody without getting trap.

TRAFFIC, PARKING & SAFETY:

Because duplexes have been built on so many lots in this neighborhood, parking and vehicle congestion is already a problem, particularly during the start and end of the school day. Our home backs onto Richmond School, an elementary school. Twice each day, children are picked up and dropped off to go to school. There is already insufficient parking near the school for this to happen safely. The result is that every school day children are exiting vehicles that are stopped in the middle of the street. This is very serious safety concern.

Our child walks to school, so their safety concerns are mostly due to increased traffic, but many other children are driven to the school.

Part of the safety, parking and congestion problem is that a 4-plex was built on other corner opposite the school on the South East corner of 26 Avenue SW and 22 Street SW.

The 4-plex that is being built on the North West corner of 28 Avenue SW and 22 Street SW is just going to add to these existing problems by removing even more available street parking and adding traffic congestion. That 4-plex will be right across 28 Avenue SW from our home.

A third 4-plex between the 2 existing ones will make this worsening safety problem even worse.

PROPERTY VALUE & SALEABILITY:

All of the above points will negatively impact the saleability and market value of our home. In fact we are worried that would not be able to sell our home for a reasonable price at all. Like most people, our home is our most valuable asset so this will have a major impact on our lives. Who would want to buy a home that backs onto 3 storeys with 11 meters height row houses that all look into the yard, windows and balconies?

We choose this neighborhood and built our home on this street as we wanted to raise our children in a safe residential neighborhood with a reasonable density. The street has been transformed in recent years by

the building of duplexes on lots that previously had only single bungalows. This has already create a high level of parking utilization, traffic, and congestion. We would never have purchased this lot if we had known that a row housing might be approved to be built next door.

CLOSING:

We ask that our opposition to the above Application be registered and our reasons for the opposition be considered. Please keep our RICHMOND NEIGHBORHOOD R-C2!

Please confirm receipt of this letter, preferably by email:
cfadei@yahoo.ca

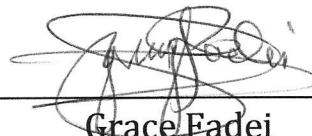
We also ask that we be kept informed of any future opportunities to be heard so that we can voice our opposition to this Application.

Thank you very much for considering our serious concerns.

Yours truly,



Chirila Fadei



Grace Fadei

Chirila Fadei &
Grace Fadei
2406-28 Avenue SW
Calgary, AB
Email: cfadei@yahoo.ca
Tel: 403-6143266

June 4, 2019

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The City of Calgary
700 Macleod Trail SE
P.O. Box 2100
Postal Station 'M'
Calgary, AB. T2P 2M5



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Dear Sir/Madame:

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cfadei@yahoo.ca

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Thank you very much for considering our serious concerns.

Yours truly,



Chirila Fadei



Grace Fadei

Palaschuk, Jordan

From: George Loos <george.j.loos@gmail.com>
Sent: Sunday, June 09, 2019 8:55 AM
To: Public Submissions
Cc: Lindsay McLeod
Subject: [EXT] Proposed Land Use Redesignation / 2404 – 28 Avenue SW
Attachments: DP2019-1361-Loos-June08.docx

Dear Council Members,

Re: Proposed Land Use Redesignation

Location: 2404 – 28 Avenue SW

We are writing to express our opposition to the proposed land use redesignation at 2404 28 Ave SW from Residential-Contextual One/Two Dwelling (R-C2) to Residential-Grade-Oriented Infill (R-CG). We live next door to the eventual development and are directly affected by this decision. Unfortunately, we are unable to attend the Public Hearing on June 17 due to being out of town for a pressing family matter. We do not want our absence to be misinterpreted as disinterest or tacit agreement with the proposal.

Please find attached our opposition to the proposed land use redesignation at 2404 28 Ave SW.

Regards,

George Loos & Dr. Lindsay McLeod

Dr. Lindsay McLeod & George Loos
2408 28 Ave SW, Calgary, AB, T2T 1K9
Email: George.j.loos@gmail.com
Tel: 403-973-8550

June 8, 2019

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

Dear Council Members,

Re: Proposed Land Use Redesignation

Location: 2404 – 28 Avenue SW

We are writing to express our opposition to the proposed land use redesignation at 2404 28 Ave SW from Residential-Contextual One/Two Dwelling (R-C2) to Residential-Grade-Oriented Infill (R-CG). We live next door to the eventual development and are directly affected by this decision. Unfortunately, we are unable to attend the Public Hearing on June 17 due to being out of town for a pressing family matter. We do not want our absence to be misinterpreted as disinterest or tacit agreement with the proposal.

We **strongly oppose** the application for several reasons:

- **Vehicle Congestion & Parking:** A four-plex was recently completed across from the lot in question. Another corner four-plex will result in the addition of eight new property owners and their associated vehicles. This is a major safety concern given that the development is next to Richmond (elementary) School with its busy drop-offs at peak time periods.
- **Privacy:** At least two of the four units will directly overlook into our backyard and we will be left without any privacy. This invasion of privacy represents a significant bylaw issue. From the end unit, one will be able to gaze directly into our bedroom windows.
- **Property Value & Resell:** This house is our most valuable asset, and with the proposed plan we will lose most of the value from our home and have difficulty with resale in the future.
- **Loss of Natural Light:** changing the zoning in this neighborhood allows this new build to block out natural light in our backyard and greatly reduce the enjoyability of our backyard and viability of our garden.

We ask that our opposition to the above application be registered and considered. Please confirm receipt of this letter via email (George.j.loos@gmail.com). Thank you for addressing our concerns regarding the future of our neighborhood.

Regards,

Dr. Lindsay McLeod

George Loos