

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Thursday, June 06, 2019 11:14 PM
To: Public Submissions
Cc: Krasovsky, Vladislav; Simpson, Kiley C.; Chaudhary, Armaghan; Posse Support
Subject: 3003 26A ST SW – LOC2019-0031 – Comment from Development Map

Application: LOC2019-0031

Submitted by: Alireza Rabbani Esfahani

Contact Information

Address: 2839 26a St. SW, Calgary

Phone: 4038096560

Email: alireza.rabbani55@gmail.com

Feedback:

To: Public Hearing of Council,
Calgary

Date: 6 May 2019

Re: LOC2019-0031

Dear Sir/Madam,

Owner of LOC2019-0031 is after zone change at 3003 26a St. SW from RC2 to R-CG.

I am owning a corner lot duplex at the cross section of 26A St. and 28 Ave. right across the above property. Rezoning of the above property to R-CG, will change urban texture in the neighborhood and increase density and traffic flow in the two calm and free of traffic streets adjacent to the property (26a St. and 28 Ave.).

Such a change will undermine the calmness of this quiet and free of noise and traffic neighborhood and will have a negative impact on the beautiful and green Killarney community. I don't think that Killarney deserves such radical land use changes.

My selection of this community and location has been due to the quiet and nice neighborhood and I don't want to see that changes so fast.

I would like to declare my objection to such a decision in this location and hope the the council doesn't let such changes take place in this beautiful neighborhood of Calgary.

Regards,

Alireza Rabbani

Palaschuk, Jordan

From: Stevens, Jodie on behalf of City Clerk
Sent: Tuesday, June 04, 2019 1:10 PM
To: Public Submissions
Cc: City Clerk
Subject: FW: [EXT] Fwd: LOC2019-0031

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Public Submissions,

Please see the below concern for the June 10th meeting.

Thank you

Jodie Stevens

Business & Logistics Liaison
City Clerk's Office - Citizen and Corporate Services
313 – 7 Ave SE
P.O Box 2100, Stn M Mail Code #8007
Calgary, AB T2P 2M5
P: 403-268-5851
E: jodie.stevens@calgary.ca

One City, One Voice



ISC: Protected

From: Bryan Edstrom [mailto:bryanedstrom@gmail.com]
Sent: Tuesday, June 04, 2019 12:38 PM
To: City Clerk
Cc: Woolley, Evan V.
Subject: [EXT] Fwd: LOC2019-0031

Hello,

To ensure this has been received prior to the June 10th hearing deadline, please see below correspondence previously submitted.

I would like to re-iterate that my family's major concern with the proposed amendment is the height on a multi-dwelling building that is constructed perpendicular to the rest of the houses on the street and it's impact on privacy whereby upwards of 4 units (8 units when factoring in the other rowhouse) will have clear sight into the neighboring backyards from the 3rd floor bedrooms or, worse, rooftop decks facing south. If the units were constructed in parallel then the building height would not be a concern.

I ask that you put yourselves in our shoes and ask "would I be accepting of a rezoning application that approves, essentially, a condo building being constructed next to my house"?

I encourage you to visit, and walk about, a new 3 storey rowhouse construction in Killarney/Glengarry to determine how 3 storeys positively benefits the area, neighbors, and privacy beyond the 4 unit holders of the rowhouse - 2040 29 Street SW.

Thank you,

Bryan

----- Forwarded message -----

From: **Bryan Edstrom** <bryanedstrom@gmail.com>

Date: Tue, Apr 9, 2019 at 11:26 AM

Subject: LOC2019-0031

To: <Adam.Sheahan@calgary.ca>

Hi Adam,

I tried sending this through the link provided under the Development Map. My apologies if you received this twice.

I am a resident of 3010 27 Street SW which is an adjacent property to application LOC2019-0031 in Killarney. Along with this pending land use re-designation, council has also approved a rowhouse building next door under DP2018-3042. Notwithstanding my general opinions on rowhousing in the area I have significant concerns with the building height being amended from 10 meters to 11 meters, and its impact on privacy and real estate values.

With respect to privacy, the occupants of the rowhouse (being perpendicular to the rest of the homes on the 27 and 26a street) will have an unobstructed view of those backyards and living spaces. This is something that cannot be avoided with the current height restriction of 10 meters; however, a one meter increase, representing a third storey, will dramatically impact privacy. I understand that inner city, high density living challenges this idea of privacy when re-zoning can occur; however, a 3rd storey further creates a fishbowl by towering over the existing (and new) two storey homes in the area, with those occupants being able to stare down into our backyards, living spaces and windows – a departure from single or multi-family homes – without the ability to mitigate against this.

With respect to real estate, these rowhouses will negatively impact the offsetting homes for the reasons stated above. I have significant concerns with this as the city's assessed values will not reflect this negative pressure on the price. Assessed value will likely increase (or remain unchanged) which is inverse to the true value of the home (sale value) resulting in higher than justified property tax against house that will be valued less in the market.

Furthermore, with two rowhouses being proposed next door to one another, this further provides precedence for more of the same on 28th avenue.

I appreciate that the likelihood of having the rowhouse application be denied is unlikely, therefore, I am asking for your thoughtful consideration to, at least, limit the building height to 10 meters to match the same roof lines of all new developments in the area.

Thank you,

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Bryan Edstrom
c: 403.462.4634
e: bryanedstrom@gmail.com

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Bryan Edstrom
c: 403.462.4634
e: bryanedstrom@gmail.com

Palaschuk, Jordan

From: donotreply@calgary.ca
Sent: Friday, June 07, 2019 11:55 PM
To: Public Submissions
Cc: Krasovsky, Vladislav; Simpson, Kiley C.; Chaudhary, Armaghan; Posse Support
Subject: 3003 26A ST SW – LOC2019-0031 – Comment from Development Map

Application: LOC2019-0031

Submitted by: Merko Shoraj

Contact Information

Address: 3014 26a Street SW, Calgary

Phone: 4034832171

Email: Shorajm@hotmail.com

Feedback:

To: Public Hearing of Council, Calgary

Date: 6/6/2019

To whom it may concern,

I am the owner of property at 3014 26a St. SW. I selected this location specially 26a Street due to the quiet and nice neighborhood that is free of traffic and congestion. The neighbor across the street, LOC2019-0031 is after zoning change at 3003 26a St. SW from RC2 to R-CG.

Such a decision will undermine the calmness of the neighborhood. The neighborhood is quiet and uncongested. Why a decision to be made to increase congestion and pollution in the neighborhood? The beautiful and green Killarney doesn't deserve such changes in land use.

This new zoning will change urban texture in the neighborhood. After rezoning, congestion and density will be increased and other problems such as increasing crime rate will come after that.

I would like to object such a decision in this location and hope the authorities don't let such changes take place in this beautiful neighborhood of Calgary.

Regards,

Merko Shoraj