

Stefan Kunz

From: Bruce Nelson [REDACTED]
Sent: Sunday, January 5, 2020 12:04 PM
To: Stefan Kunz
Subject: Application PL20190155, file 03222206/ 03222685

Good Afternoon,

I am writing to show my objection to proposed Langdon development application PL20190155.

The development will put further strain on the congested roadways during peak times. 57 condos and 25 townhouse units would lead to low income housing as they would mostly end up being rental properties. There are enough condos in nearby Calgary with access to public transportation, so it is not needed in Langdon. These types of developments are always on narrow roadways and do not offer enough parking for those residents, therefore spewing into adjacent roadways causing further congestion.

I moved to Langdon for the large lot sizes and the pride in ownership displayed by my neighbours. The small town feel is the draw to Langdon for everyone who lives here, therefore this proposed development should be denied.

There are many other reasons to deny this application but I feel a lengthy email would go unread.

In closing, I believe that the current infrastructure and roadways could not support this type of development. I further believe that these types of residences should always be denied within Langdon. Development of single family homes on 1/4 acre minimum lots would be welcomed with improvements to roadways.

Bruce Nelson
Langdon, AB

Sent from my iPhone

Stefan Kunz

From: Marg Friesen [REDACTED]
Sent: Sunday, December 22, 2019 5:26 PM
To: Stefan Kunz
Subject: Condo

File number. 03222206/03222685

Application number

PL20190155

Division 4

Attention Stefan Kunz

I'm wondering if they are building those condos or townhouse for seniors only?

And are the walls going to be concrete or wooden?

And when approximately will they be done building.

We need more senior homes in Langdon.

Thanks so much

Marg.

Could you please call or email me back.

My phone # [REDACTED]

Sent from my iPhone

Stefan Kunz

From: David Hulbert [REDACTED]
Sent: Sunday, January 5, 2020 9:23 AM
To: Stefan Kunz
Subject: File # 03222206/03222685 Application # PL201960155

Good Morning

In regards to the above file number we would like to make our opinion heard

- We feel the location plan that we received is not very specific or easy to determine exactly where the change is to take place.
- The Original zoning was to be single family and we feel that is what Langdon should be not townhouses or condominium units
- Townhouses and condominiums typically have narrow streets and poor parking. and the majority of them become rental property
- We do not see the need for town houses and condominiums in Langdon when Calgary has an abundance of them and also public transportation.
- The reason we purchased a home in Langdon is due to the fact that the homes are mostly single family detached homes. with large lots.
- The Original area structure plan seems to of been a quiet town with large lots. It appears the planners have steered away from this with the newer areas ie. Boulder creek and east side of Langdon are going to smaller lots and high density.
- Langdon is going to grow but with it comes issues that need to be addressed and the trend to increase the area density is putting pressure on to have these addressed sooner than later.
- Langdon is built in an area with poor drainage the majority of the buildings require sump pumps. Ditches and troughs are not the answer each building should have a separate storm sewer drain run to it to accommodate the sump pumps.
- Center street in Langdon is extremely busy and increasing the population to Langdon prior to addressing this area seems to be a recipe for disaster.

- Langdon does not have public transport and highway 567 to Calgary is already bumper to bumper with Langdon, Strathmore and Chestermere traffic.
- Police presence in Langdon is almost non existent. A Police Station in Langdon with 24/7 patrols is a must.
- The two schools are already at capacity and with high school children presently being bused to high schools in neighboring communities. a high school I hear is in the works but this needs to be a definite priority.
- Increased pressure on the fire department that already averages at least a call a day that are mostly traffic related Langdon has it own water supply company. What is the remaining capacity of the fresh water supply? the calcium content is very high not best for drinking.and home appliances.

Yours Truly.

David and Layne Hulbert

Railway Crescent
Langdon Alberta.

Stefan Kunz

From: Kristin Nelson [REDACTED]
Sent: Sunday, January 5, 2020 11:32 PM
To: Stefan Kunz

Attn: planning service department, Rocky view county

I am writing in regards to file # 03222206/03222685 application # PL20190155

As a resident of Langdon I strongly disagree with the rezoning of the land from single family district and public services district for several reasons.

First of, I feel that this would very negatively impact our Hamlet. Many people have moved here because it is a small population and the lure of a small town with large lots would be compromised by building condos and multi family units. The town infrastructure is not set up to accommodate this much of a jump in population size. We don't have the room in our schools, the road structure, or the law enforcement to deal with this. Already there is a huge issue of car prowling and theft in Langdon that our current law enforcement is unable to keep up with. By building condos and lower cost housing it increases the risk of low income rental properties, resulting in decrease in pride of ownership and increase in traffic, street parking, etc. This is a town that barely even has enough room in schools for our children, or even sidewalks, and I feel that adding this large amount of units would negatively impact our community. I am all for positive growth of Langdon, but people moved here to get away from the crowded city, and bringing in condominiums and multi family units will ruin what we all love about living here.

Thank you

Yours truly

Kristin Nelson

24 Lloyd crescent

Langdon AB
[REDACTED]

Stefan Kunz

From: Ryan L [REDACTED]
Sent: Sunday, January 5, 2020 1:38 PM
To: Stefan Kunz
Subject: Regarding application #PL20190155

Dear Mr. Kunz,

I am writing you with concerns to the application as described. As a current homeowner in Langdon and having been one for almost 9 years, I have seen Langdon grow in a positive manner. Growth of course comes with its challenges; increase in traffic, crime, etc.

My 13 years thus far in law enforcement has taught me many things but mostly that crime can not be stopped definitively. However, it can be prevented.

I understand the importance of providing less expensive housing for individuals seeking it, who are not financially in a position to buy in to something of a higher value (ie single detached). There is however something to be said for the responsibility and respect which comes with home ownership, not only for one's own property but their Neighbourhood.

With townhouse/duplex/condo style housing, there is the high likelihood that a large percentage of these dwellings would be owned but subleased to renter's. As history and crime statistics would show, where these styles of living accommodations exist, the crime rate is higher and in-turn causes and increase in crime to the surrounding areas.

I am not against the single detached dwellings, however VERY MUCH AGAINST the townhouse/duplex/condo units.

Sincerely,

Ryan Lashbrook
-resident/homeowner in Langdon,AB.

Stefan Kunz

From: Renae Royer [REDACTED]
Sent: Saturday, December 21, 2019 1:20 PM
To: Stefan Kunz
Subject: file number 03222206/03222685, application number PL20190155 division 4

Good afternoon,

We received notification of a proposal to redesignate 3.27ha under file number 03222206/03222685, application number PL20190155 division 4.

The application indicates residential LUDs. We support higher density redesignations to accommodate condominiums, townhouse and duplex typologies and feel these formats will add to the hamlet in providing walkability to amenities, for differing housing typologies and in possibly providing a greatly under utilized small home and rental market within the hamlet.

However we oppose single detached development at this location, given the predominant saturation of this housing form already located within the hamlet, along with the proposed development of single detached development under the Bridges of Langdon to the south.

Additionally this location should include the required 10% Municipal Reserve and developer should be required to provide a park/playground along with any development.

Please also ensure proper connectivity of pedestrian pathways to and from the development as well as within the development. Fire access of two entrances/exits into the development as Langdon is infamous for one in/out and with a volunteer fire department that adds to the response time.

Thank you for your time,
Renae DeMolitor

Stefan Kunz

From: Nick [REDACTED]
Sent: Sunday, January 5, 2020 9:11 PM
To: Stefan Kunz
Subject: Regarding application #PL20190155

Dear Mr. Kunz,

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>> May I take this time to write and inform you with concerns to the application as described. As a current homeowner in Langdon and having been one for almost 7 years, I have seen Langdon grow in a mostly positive manner. This growth of course comes with its local challenges; increase in traffic, congestion, crime, etc

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>> So far in My 10 years of rural development, property management, and high end security have taught me very important lessons in what needs to be done before high number occupancy buildings can be added to already over populated areas that do not even have the proper support of health, fire, ambulance and authority services.

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>> I understand the importance of providing less expensive housing for individuals seeking it, who are not financially in a position to buy in to something of a higher value (ie single detached). There is however something to be said for the responsibility and respect which comes with home ownership, not only for one's own property but their Neighbourhood.

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>> With townhouse/duplex/condo style housing, there is the high likelihood that a large percentage of these dwellings would be owned but subleased to renter's. As history and crime statistics would show, where these styles of living accommodations exist, the crime rate is higher and in-turn causes an increase in crime to the immediate and surrounding areas.

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>> I am not against the single detached dwellings, however VERY MUCH AGAINST the townhouse/duplex/condo units.

>>

>> Sincerely,

>>

>> Nick Tierney

>> Resident and Homeowner in Langdon, AB.

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