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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Debbie

Last name (required) Goulard

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) Richmond Area Redevelopment - 2137 31 Ave SW.

Date of meeting Sep 13, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We request that The City of Calgary decline Redesignation of this property for the following reasons:

- The request by the Owner for Redesignation does not show that they want to engage with the community. In fact, they show contempt for the City processes by continuing to pursue higher density, higher parking and continuing issues with parking and solid waste removal by ignoring the outcome of the 3 June 2021 appeal before the Subdivision and Development Appeal Board attended by the neighbours of this development;

The Subdivision and Development Appeal Board denied the original development due to:

- o Insufficient on-site parking;
- o Relaxation provided in the Development Authority's approval of the DP is excessive and will have a negative impact on the neighborhood as whole and, in particular, the neighboring properties;
- o The Board did not find that the design was compatible with surrounding developments as dictated by the ARP. The Board noted that the proposed development provides for only one half of the suite entries face the front street; Secondary Suites have less than 7.5 square metres of amenity space; The proposed development results in an overbuilt parcel comprised largely of building and hard surfaces accommodating site circulation with minimal allowance for landscaping and planting which would be in keeping with the existing neighborhood;

The proposed development is not compatible with respect to adjacent development in



the neighborhood and will negatively impact adjacent neighborhood developments;

- o Waste management has not been planned appropriately for the site. We suggest that the entire Redesignation approach by the Owner has been initiated such that they can work under a DC planning principal to, again, gain relaxations to maximize the density of the site.

Please decline the Redesignation of this property and respect the existing character of this low-density residential area of Richmond Knob Hill.

Recall that the affected neighbors are the same neighbors as the previous application who have serious reservations with regards to the aforementioned items and others such as on-site parking (i.e. only 8 parking stalls for 8 dwelling units and 8 secondary suites), overlooking, view angles, surface drainage, security and others.

The developers recently attempted to engage the community by distributing letters, however when asked to come meet with the neighborhood they did not respond.