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CPC2017-233  
Attachment 3  
Letter

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THE CITY OF CALGARY  
CITY CLERK'S

Dear Office of the City Clerk, The City of Calgary,

This letter is regards to my opposition to the re-designation of 2620 Centre Street NE, from C-COR2f1.0h10 to MU-2f3h20

Thank you for sending me the shade study for your proposed development. The proposed building and the shade it produces will have a considerable impact on the amount of sunlight that my property receives. As the greater part of the year has limited sunlight anyway, I would be terribly impacted by a building of this nature. My back yard is one of the things that I most enjoy about my home and I feel that reducing the sunlight further by your proposed building will negatively affect my health as well as the ability to enjoy my property. The choice of property was made many years ago based on the south exposure in the back yard and the amount of light available during the winter season. I have a garden with a fruit tree grafted with three varieties growing in the back yard and am concerned about the effect that the shade will have on that as well. When I proposed a development on my property years ago the main issue with the Mount Pleasant/Tuxedo Park Community Association was a strict height restriction just over 25 feet. If the proposed building was limited to the same height restriction as other two story developments along Center Street in this community, I would be less concerned.

In addition to my concerns about shading, I am concerned about the effect of a high density development in what is essentially a single family neighborhood that was not planned for high density housing. Parking is already a problem with the proximity of both the Silver Inn Restaurant and the McInnis and Holloway Funeral Home. Additional residents of a high density development will bring more parking problems to the neighborhood and especially to me as I will be so close to the proposed development. The residents on my street are already impacted by the two businesses previously mentioned and I am concerned that without adequate on-site parking for your residents and their guests, the impact will be considerably greater, likely beyond tolerance. We have already experienced problems with people that have too many vehicles for their own space, parking vehicles in front of our properties for long periods of time.

Therefore I am opposed to your development as it is currently proposed.

Regards,

Christine Williams

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