

APPENDIX "A"

Comments by the Eau Claire Community Association

DP2021-3142

Graywood Eau Claire, 727 1st Avenue SW

The Eau Claire Community Association ("ECCA") has always been in favor of new developments in Eau Claire as long as these developments fit into the neighbourhood well.

Hence, ECCA's Board of Directors does not object to DP2021-3142. However, the Board has the following concerns/comments:

1. The proposed DP shows a zero setback on the east and west side of the development which is concerning. The west side of the development (northwest corner) will be extremely close the existing building (Parke Place) up to the fourth floor. This is not acceptable for the owners/ residents in Parke Place. There should be a standard setback in this area (~ 6 meters). The attached photo (Appendix "B") shows all the windows that will be within a few meters of the new building.
2. The Board fears that the exterior finishes of the proposed building will not age well, either in materials or in future prevailing tastes and architectural designs nor does the exterior design fit in and harmonize well with the surrounding buildings.
3. The third concern of the Board remains the same as previously mentioned that is: there will not be enough parking stalls available for all purchasers of the units. Street parking is already at a premium in the vicinity of the new building, and the number of new building's occupants, who must consequently park their cars on the surrounding streets may well exceed the area's parking capacity, especially, when people from other sectors of Calgary descend on this part of Eau Claire to enjoy the pathway along the river, or to attend events held on Prince's Island, resulting in chaos, potential accidents, and inconvenience for Eau Claire residents, when driving or walking in the neighbourhood.
4. Lastly, where will commercial and contractors' vehicles doing renovations and repairs be able to park? We recommend strongly that Planning and Development gives some serious consideration to the parking issue, a major concern to Eau Claire residents.

Respectfully submitted,

Eau Claire Community Association

APPENDIX "B"

