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March 30, 2016

THE CITY OF CALGARY  
CITY CLERK'S

To: City of Calgary/Office of the City Clerk/ Planning and Development:

Re: Development of Copperfield Bylaw 85D2016/ Plan 9810586, Lot 1; Portion of SW1/4 35-22-29-4;  
Portion of Section 22-29-4-OT

We as residents residing at 129 Copperleaf Bay SE are totally appalled by this planned development by Vesta Properties behind our fence in the field. It's a disgrace that you are allowing Vesta Properties to put a 3 storey townhouse development 10.5 feet off of our property line. In all the other areas of Copperfield, when a development like this backs onto houses they were given the consideration of an alleyway as well as a strip of land before the townhouses were erected. Where's our alleyway, our consideration???? We are not being given this consideration. Also these townhouses are not facing the houses backyards; they are at a 90 degree angle. We will have them facing our backyards, now is that right? NO!!! It's an inconsiderate and ignorant move by the city and Vesta Properties. We are not even given that consideration as the owners of the legal property of lot 44 block 31 plans, with the proposed plans as they are now, we will have 5 of those units encroaching on our backyard. Where's the justice in that, this will invade our privacy, making our property value drop drastically and who would want to buy our house with 5 units looking in the backyard? These 3 storey townhouses are 10.5 feet from our property line, we will not be able to enjoy our backyard without having our privacy.

Our privacy not to mention our "investment" in our property and home doesn't seem to be of any respectable concern of Vesta Properties or the City of Calgary. We were absolutely blindsided!!!! I feel that Vesta and the City of Calgary are purposely trying to rush this through and tried to "BRUSH" this issue "UNDER THE CARPET". As we found out from some of our neighbors that they did not receive any letters from the city with this development on the boards, only every second house was sent a letter as the city felt they didn't need to inform the residents. If you had property backing onto this parcel of land, would you not want notification of intention rather than being kept in the dark. Trying to get information from the city, Vesta and the Marquis de Lorne association has been very trying and we were constantly given the run around by all. When Vesta finally called a meeting, "kind of late in the game", some letters were put in the doors of some of the houses and a sign was posted in front of the community hall. The only issue was that unless you live and drive by the community hall which is on a side road, you were oblivious of the meeting. On the Facebook page for Copperfield, there were angry residents that were unaware of a meeting as it was so poorly signed. Since the meeting and the feedback that was given to Vesta, nothing seems to have come out of the "friendly neighborhood show", which was displayed. It seems that our protests and complaints are going unheard. We mentioned about the extra traffic that this will bring into our already congested area. The road systems in our area at the present time can't handle the congestion of traffic now, how are they going to handle the traffic for this new area being developed. There is safety issues with these 25 units of 2 and 3 storey

townhouses will have with the new elementary school opening up in the fall of 2016. As I have seen from other areas, where there are townhouses, multiplex units and apartment blocks people park on both sides of the road. This is a major safety issue for the children attending the new school. Why were the residents that live in this area not given any courtesy or input into what was going in their “backyard”? This is an absolute slap in the face from the city of Calgary, Marquis de Lorne association and Vesta Properties. To us it seems like the city of Calgary and Vesta are purposely oblivious to the concerns of the residents that reside in these areas. Both have shown no consideration for our privacy or the fact they are devaluing our investments that we have made in our homes and properties.

CHMC says there is a glut of vacant properties on the market and still the city is handing out more permits to build. Enough is enough, do we really need to continue to build with such a glut on the market. It seems that all the city cares about is the tax revenue it will generate and Vesta is only concerned with maximizing their dollar value. It’s always been thrown out there that Calgary is such a great city; to me this inconsideration makes it a disgrace in my eyes.

Sincerely,

Lindsey and Robert McNish

129 Copperleaf Bay SE

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403-719-3357

C.C.

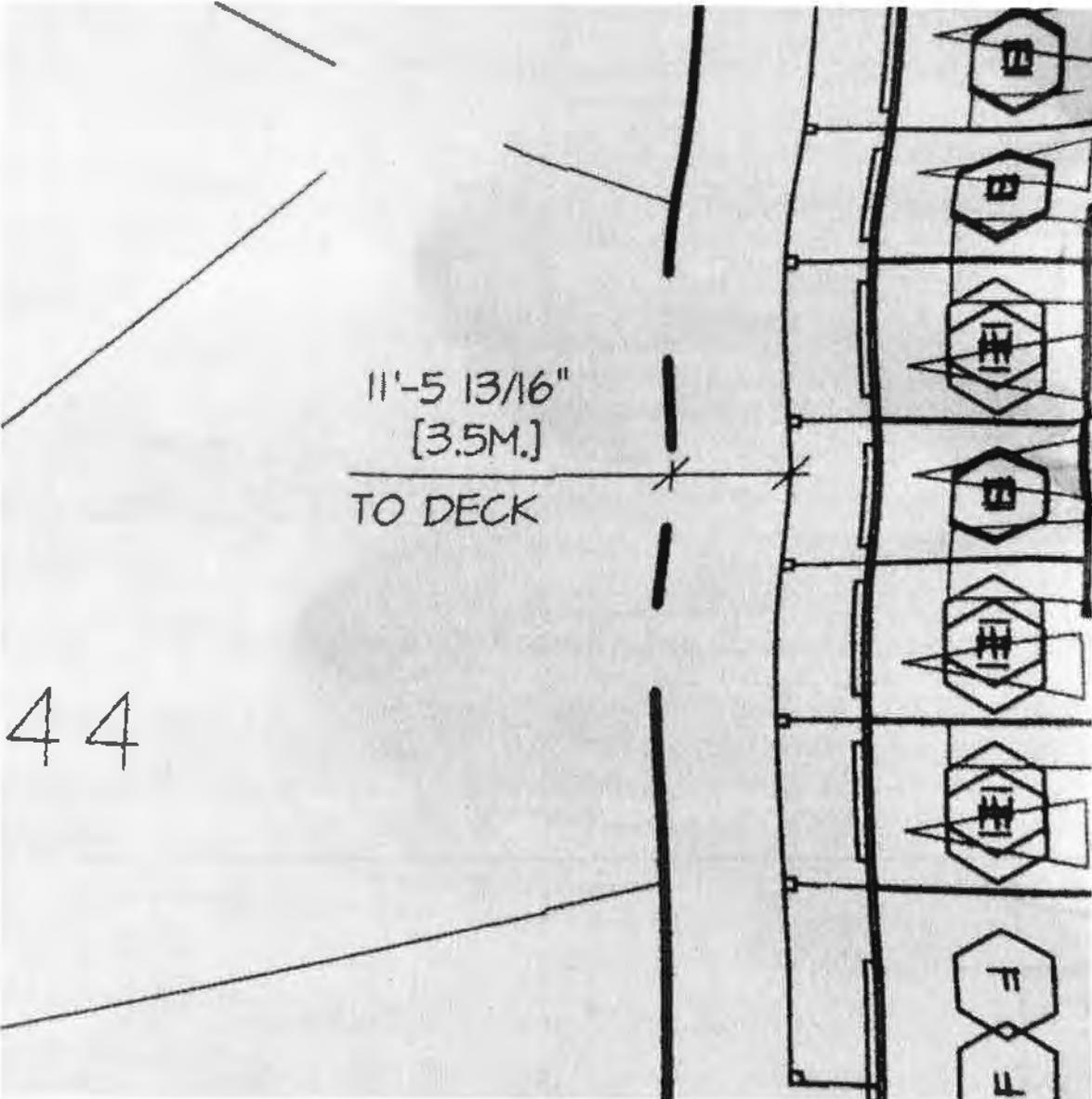
Naheed Neshi, Mayor of Calgary

Darcy Murnaghan Vesta Properties

Ross Yamaguchi Vesta Properties

Rick Fraser MLA Calgary SE

Sheikh Hossain MDLCA



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