

PUBLIC SUBMISSION FORM



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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)	Bhavik
Last name (required)	Patel
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	May 10, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

I am in Opposition for thia redesign of thia land.

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am writing to express strong opposition to Redesignate land of 85 Livingston Hill,NE(LOC2022-0011) and wish that the City Council decline this application,which,if passed, will be very sad for the Livingston community.

My name is Bhavik Patel and I live at Howse Crescent,NE.As a Homeowner, I have spoken to people in the neighbourhood , while most of us are opposed to this application of redesign of this land. The possibility of this development going forward is highly distressing for the local resident. I chose to lay my roots in this pocket of Livingston Community as I appreciate the diversity of homes and low-level apartment buildings and housing structures that are integral to the livability of our neighbourhood. The low density, quiet and peaceful atmosphere, attractive architecture,and natural landscaping of the neighbourhood are very important to me. Livability of our neighbourhood is found in its unique character, with its charming heritage houses, diverse types of housing, streets lined with trees , and cared-for gardens.Residents are keenly aware and appreciative of the physical features of the area, with its beautiful views, proximity to English Bay, open spaces and parks.

My view is that the proposed development will significantly distort our neighbourhood's identity and will pave the way for dense apartments. It will transform the personality of the neighbourhood and community-oriented neighbourhood into a disconnected living environment.

The Redesign Panel recognized that this proposal "needed further development of proportions and character ...to fit within the neighbourhood."That is to state the obvious – the proposed building is too massive in terms of height and density for its location and lot size, pushing 4 to 6 storeys and the boundaries of the property, interfering with neighbour's privacy, blocking views and Sunlight, and choking its surroundings.Its design is also far from compatible with the character of the neighbourhood. As a whole, the building would unduly impede on the well-being of its neighbours and broader community's residents. The Panel acknowledged that this development is a precedent and it needs "to be given a lot of attention."

Despite the City's acknowledgement that these types of large -scale projects are intended for arterial routes where density can be absorbed into the streetscape, expediency over effective policy is being prioritized here. Rather than carrying out adequate studies and consultation. On development of this area of Livingston as part of the City-wide comprehensive development planning process, the proposed building is being considered as a matter of spot zoning. This approach is

short-sighted, incoherent, and unfair to the area's residents. It discounts the fact that this site is more suitable to Park and open space for kids that would be more in keeping with the neighbourhood alive.

This project is right behind all houses on Howse Crescent and Livingston Hill. Sunlight from the West part has been covered by the front garage. We are only getting sunlight in houses from the east part of the house. If this proposal is passed, we will be in the dark forever. We do not want to live under a lightbulb. Our houses will be blocked with this 6 storey building. We will not have a garden with sunlight at all. We moved into this house in 2021 with lots of dreams. We paid a high price to get these brighter lots with sunlight. I am also concerned about privacy as buildings will be very close to our houses.

- The density will bring traffic that overwhelms the neighbourhood.
- The building is too tall and bulky, and in a style not in character for the area.
- It offers no benefit to people now living in its vicinity.
- It will cut out sunlight and destroy gardens.
- Sunlight and privacy will be concerns within these developments as well as the surrounding area.
- Total unfairness with current residents and community people.
- It will take life away from sunlights.

We do not believe the new development provides any meaningful services that directly or indirectly benefit the families that live in the neighbourhood. We ask that the development be more in keeping with this neighbourhood, no denser than the existing houses on Howse crescent and livingston way.

Please consider the request of this resident

TO STOP THE REZONING OF 85 Livingston Hill,NE(LOC2022-0011).

Thank you for your consideration and time taken to read this letter.

Regards,

Bhavik Patel

176 Howse Crescent,NE

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First name (required) Ami

Last name (required) Thakkar

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do? (required) Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Community Development

Date of meeting (required) May 10, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

I am not in favor of redesigning the land located at 85 Livingston Hill NE

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am writing to express strong opposition to Redesignate land of 85 Livingston Hill, NE (LOC2022-0011) and wish that the City Council decline this application, which, if passed, will be very sad for the Livingston community.

My name is Ami Thakkarl and I live at Howse Crescent, NE. As a Homeowner, I have spoken to people in the neighbourhood, while most of us are opposed to this application of redesign of this land. The possibility of this development going forward is highly distressing for the local resident. I chose to lay my roots in this pocket of Livingston Community as I appreciate the diversity of homes and low-level apartment buildings and housing structures that are integral to the livability of our neighbourhood. The low density, quiet and peaceful atmosphere, attractive architecture, and natural landscaping of the neighbourhood are very important to me. Livability of our neighbourhood is found in its unique character, with its charming heritage houses, diverse types of housing, streets lined with trees, and cared-for gardens. Residents are keenly aware and appreciative of the physical features of the area, with its beautiful views, proximity to English Bay, open spaces and parks.

My view is that the proposed development will significantly distort our neighbourhood's identity and will pave the way for dense apartments. It will transform the personality of the neighbourhood and community-oriented neighbourhood into a disconnected living environment.

The Redesign Panel recognized that this proposal "needed further development of proportions and character ...to fit within the neighbourhood."

That is to state the obvious – the proposed building is too massive in terms of height and density for its location and lot size, pushing 4 to 6 storeys and the boundaries of the property, interfering with neighbour's privacy, blocking views and Sunlight, and choking its surroundings. Its design is also far from compatible with the character of the neighbourhood. As a whole, the building would unduly impede on the well-being of its neighbours and broader community's residents. The Panel acknowledged that this development is a precedent and it needs "to be given a lot of attention."

Despite the City's acknowledgement that these types of large-scale projects are intended for arterial routes where density can be absorbed into the streetscape, expediency over effective policy is being prioritized here. Rather than carrying out adequate studies and consultation on development of this area of Livingston as part of the City-wide comprehensive development planning process, the proposed building is being considered as a matter of spot zoning. This approach is short-sighted, incoherent, and unfair to the area's residents. It discounts the fact that this site is more suitable to Park and open space for kids that would be more in keeping with the neighbourhood alive.

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- It will take life away from sunlights.

We do not believe the new development provides any meaningful services that directly or indirectly benefit the families that live in the neighbourhood.

We ask that the development be more in keeping with this neighbourhood, no denser than the existing houses on Howse crescent and livingston way.

Please consider the request of this resident TO STOP THE REZONING OF 85 Livingston Hill, NE.

Thankyou for your consideration and time taken to read this letter.

Regards,

Ami Thakkar
176 Howse Crescent, NE

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Last name (required)

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What is the group that you represent?

What do you wish to do? (required)

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Date of meeting (required)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

PUBLIC SUBMISSION FORM



(required - max 75 characters)

Public Hearing May 10, Planning Matters CPC2022-0381, LOC2022-0011

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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



Dear Mayor Gondek and Members of Council,

With nearly 60 years of service, Silvera is a trusted leader in providing a diverse selection of affordable housing, market housing and supportive services to Calgary's older citizens. As a non-profit organization we serve seniors with differing income levels, who come from all walks of life, and who represent a divergence of cultural and ethnic backgrounds. Silvera is home to more than 1,400 residents and employs more than 400 caring employees throughout our 25 supportive and independent living communities across the city.

As the senior population in Calgary grows, Silvera continues to experience a high demand for additional seniors' housing in the many communities that we serve. Recent investment through the National Housing Strategy's "Rapid Housing 2.0" Initiative has allowed our team to successfully expand and develop new, and much needed affordable seniors' housing.

I am excited to share our vision for the new Livingston Seniors' Community. As proposed, this development will welcome residents to live in one of 42 new Independent Seniors' Units within a year of approval.

I ask for your support for the approval of this Land Use Application to help us meet the growing demand for seniors' housing within Calgary.

Sincerely,

A handwritten signature in black ink, appearing to read 'Arlene Adamson', with a long horizontal flourish extending to the right.

Arlene Adamson
President & Chief Executive Officer
Silvera for Seniors