

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 8:19:36 AM
Date: Tuesday, June 28, 2022 8:19:42 AM

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Application: LOC2021-0145

Submitted by: Kristina Wheeler

Contact Information

Address: 29 Cougarstone Manor SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

There are no strengths to the request. It would put a storage facility next to multi million dollar homes. It will cause noise and light pollution, it will cause traffic issues and it will bring unwanted individuals adjacent to a private residence. It will bring down the value of the homes in the area as well.

Will the proposed change affect the use and enjoyment of your property? If so, how?

It will affect the views, the traffic will increase and it will cause light pollution

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

It doesn't fit in with the area at all, it doesn't help build community and only devalues the properties in the area, They want to put a storage facility next to million dollar + homes.

How will the proposed impact the immediate surroundings?

It will increase traffic to a residential area, it will increase light pollution as they will need to keep the building and surrounding area lit up 24 hours a day. It will potentially bring theft, vandalism and unwanted individuals to the area. Also this type of building is very unsightly and will ruin the views of the surrounding homes

General comments or concerns:

I am adamantly opposed to this land use change request and I hope that the city will take in to consideration that this type of land use is not appropriate for the area and will greatly affect the current residents in the area. It doesn't fit with the type of community that they are trying to build and will bring down the value of the homes because no one wants to live next to a storage facility. These types of facilities are always located in industrial areas and there is no reason that this should be allowed.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:51:48 AM
Date: Tuesday, June 28, 2022 11:52:14 AM
Attachments: [OPPOSITION to Proposed Land Use Change LOC2021-0145 - Final.pdf](#)

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Application: LOC2021-0145

Submitted by: Kristina Wheeler

Contact Information

Address: 29 Cougarstone Manor SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Please see attached letter outlining all the concerns with the proposed land use change. We are adamantly opposed to this land use change.

Thank you

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:53:58 AM
Date: Tuesday, June 28, 2022 11:54:06 AM

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Application: LOC2021-0145

Submitted by: Logan Smith

Contact Information

Address: Calgary

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Lot coverage, Privacy considerations, Community character, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

The proposed development of a self-storage facility would be detrimental to the

quality of life of residents. A self-storage facility is not something that will be commonly used by the residents of East Springbank, Wentworth, West Springs, Aspen Woods, or Springbank Hill; the majority of residences in these communities are made up of detached single family homes with garages and ample room for storage. Therefore this facility would bring a large volume of outside traffic to the area that contributes no value and provides no general service or product that will be of use to the residents of this area.

The added traffic to what is currently an undivided, single lane each direction, street poses an unnecessary and unwanted safety issue for residents travelling to and from home. In addition, these types of facilities often see a volume of traffic at night, compounding the safety risk of having an exponential increase to the amount of traffic on this road that is void of streetlights. This especially affects the 100-300 blocks of Heritage Pl, who's only access home is from 101 ST SW, almost immediately across the street from the damaging proposed land use change.

Another issue is the appearance of the building and its impact on the surrounding environment. Self Storage facilities are often hideous concrete boxes. What's currently an area adjacent to preserved nature, rich with vegetation, trees, and animals will be tarnished with a giant slab of concrete and ugly concrete cubes that have bright lights shining bright at all hours of the night. An increase of suburban dumping is almost guaranteed as a result of this facility, an issue we already deal with that needs to be mitigated, not compounded.

Self storage facilities pose a great security risk. They attract crime, theft, and unsafe conditions for residents. Not just at the facility itself, but this crime also makes its way into the residential streets that are adjacent. Not to mention the fact our already stretched first responders will now have a hot spot near the very edge of the city. Approval of this facility would be completely tone deaf to the current issues we face not just as a community, but as a city.

Simply put, the proposed location for this facility is not warranted, or welcome. Thriving communities like ours do not deserve low intensity use buildings that contribute nothing positive, and that only subtract value from the lives of residents. We deserve buildings and facilities that provide goods or services to us, the people who live here, we deserve to be able to preserve and nurture what nature we have. We deserve buildings that add value to our lives, or buildings that house people that we can welcome as neighbours.

These drawbacks of the proposed facility will ultimately devalue not just the property value, but the quality of life of all residents in the surrounding area. This self storage facility does not belong in our, or any other residential community, and should therefore be reconsidered to be developed in a more suitable area.

Residents of this community did not just land here randomly, they specifically chose this neighbourhood to live their lives, raise families, and enjoy their time. For the reasons stated above, approval of this facility would go against every single meaning that brought our community together. The small step taken here of rejecting this

proposed land use change would keep our community healthy, strong, and happy.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:46:18 AM
Date: Tuesday, June 28, 2022 11:47:24 AM

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Application: LOC2021-0145

Submitted by: Kris Toews

Contact Information

Address: Cougarstone Manor

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

This land use change from residential to commercial is not a good fit for the community. It will devalue the homes in the area, create noise and light pollution as well as bring extra traffic to a residential area. It does not support building community or bring any value to the current area.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:27:55 AM
Date: Tuesday, June 28, 2022 11:28:01 AM

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Application: LOC2021-0145

Submitted by: Karolina Gniewek

Contact Information

Address: Cougarstone Manor SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

This land use change from residential to commercial is not a good fit for the community. It will devalue the homes in the area, create noise and light pollution as well as bring extra traffic to a residential area. It does not support building community or bring any value to the current area.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:26:31 AM
Date: Tuesday, June 28, 2022 11:26:36 AM

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Application: LOC2021-0145

Submitted by: Amanda Gregov

Contact Information

Address: 33 Cougarstone Manor SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

This land use change from residential to commercial is not a good fit for the community. It will devalue the homes in the area, create noise and light pollution as well as bring extra traffic to a residential area. It does not support building community or bring any value to the current area.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:25:7 AM
Date: Tuesday, June 28, 2022 11:25:12 AM

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Application: LOC2021-0145

Submitted by: Chantal Nicholson

Contact Information

Address: 21 Cougarstone Manor sw

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts

General comments or concerns:

This land use change from residential to commercial is not a good fit for the community. It will devalue the homes in the area, create noise and light pollution as well as bring extra traffic to a residential area. It does not support building community or bring any value to the current area.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 990 101 ST SW - LOC2021-0145 - DMAP Comment - Tue 6/28/2022 11:21:51 AM
Date: Tuesday, June 28, 2022 11:21:56 AM

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Application: LOC2021-0145

Submitted by: Ryan Wheeler

Contact Information

Address: 29 Cougarstone Manor SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Privacy considerations, Included amenities, Traffic impacts, Shadowing impacts, Offsite impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

This is not a good fit for the community, it will devalue the residences that are

nearby and cause traffic, noise and light pollution in the area. It does not support the sense of community in the area and will bring undesirable outcomes to the area.