



PUBLIC SUBMISSION FORM

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON ANTI-RACISM, EQUITY, DIVERSITY AND INCLUSION

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I have read and understand the above statement.

First name (required) NING

Last name (required) LI

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

PUBLIC SUBMISSION FORM



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)

2022-9-13

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

(required - max 75 characters)

Land use redesignation: 67 Panatella SQ NW. File Number: LOC2022-0044. No!

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)

The land use redesignation for : 67 Panatella SQ NW.
File Number: LOC2022-0044.
Status: Public Hearing.

I want to say : No!



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I have read and understand the above statement.

First name (required)	Magan
Last name (required)	Lau
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



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How do you wish to attend?

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

Council

Date of meeting (required)

Sep 13, 2022

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

(required - max 75 characters)

LOC2022-0044 or 67 Panatella Square NW

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 a property owner who lives adjacent to the proposed development. The proposed development is next to another multi-residential (MR) property with 46 units which was recently completed this year. The proposed development will bring an even larger increase to traffic in the area which has already been dramatically impacted by the existing MR complex. If there were to be an additional potential 66 units the street parking would be non-existent and we would continue to run into the issue of cars blocking driveways due to a lack of parking. This issue is already happening and will only get worse. In many cases, MR developments do not always account for enough additional parking for the residents and guests outside of the minimal criteria and so there is spillover into the street. As street problem is already an issue with the completion of the 46-unit MR complex right next to this lot the problem will be exasperated. I am also concerned with the large increase in traffic on this road with this potential development. The roadway currently accommodates existing single residential homes, the large MR complex and a community church. An additional MR development will push the limits of the parking and traffic congestion. A more reasonable proposal would be R1 or R2 zoning so as not to overwhelm the existing infrastructure in place which will not be modified as a result of this development. Thank you for hearing my concerns.

Palaschuk, Jordan

From: [REDACTED]
Sent: Friday, September 2, 2022 11:32 AM
To: Public Submissions
Subject: [External] 67 PANATELLA SQ NW - LOC2022-0044 - DMAP Comment - Fri 9/2/2022 11:30:34 AM
Attachments: 1opposite LOC2022-0044by law 125D2022.JPG; 2opposite LOC2022-0044by law 125D2022.JPG

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Application: LOC2022-0044

Submitted by: Jasmine Xu

Contact Information

Address: 13 panatella sq nw

Email: [REDACTED]

Phone: [REDACTED]

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, Other

What are the strengths and challenges of the proposed:

We are opposite to LOC 20222-0044'by law 125D2022; we could not see any strengths but huge challenges. I.e, 1)we are very concern about the safety and security of the community. 2) There are fires for the community townhouse before. 3)There is only one access to go in and out with narrow road. 4)They should not use density as an excuse/reason to build so many more units. There are already church and 52 units of townhouse already.

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

Yes. It has impacted our safety and health. many cars are driving over speed. There are many cars parking on the street especially during weekend and before/after school time, the new townhouses will make the traffic and parking issues even worse. IN fact the road in front of us is already broken. it has significant impact our mental health and sleep quality. Furthermore, we have two kids who are allergy to dust mite and have asthma. we cant afford to have another construction for several years.

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?

The new building will make us a very bad community. There were crime already happening in the current 52 units townhouse rental property.

My parents are living in 101 panetella sq nw, which is right beside the 67 panetella sq nw. the new building will make the seniors lose sunlight, lose sleep, lose privacy and suffer a lot more dusts for another several years.

How will the proposed impact the immediate surroundings?

building 34 units of townhouse will impact our neighbors quality of life negatively. Our community will not be a friendly community any more. According to my research, all of the neighbors in panetella sq nw are opposite to build the new townhouse. We were support the church and 101 panetella sw nw for density already. The current townhouse already are in use for rental, hope the new townhouse will not be use for air B&B ,which will cause even more safety, security and parking problems.

General comments or concerns:

we have concerns for all aspects regarding the proposed land use redesignation and we have lots of pics evident to opposite the rezoning

Height: impact my parents 'sunlight and privacy

Density (e.g. number of units) : we are ok with single house or duplex not so many townhouse

Amount of Parking: there are no parking space .max 2 cars in front of the property.pls fix the current parking problem before add more problems

Lot coverage: not enough space to 34 units

Building setbacks: very limited space

Privacy considerations: lost privacy once built

Included amenities (public vs. private space): no park space or parking space

Community character (heritage, building form, etc.):many historical old trees are cutted and dying

Traffic impacts: at least another 50 cars will be adding to the traffic with only one road.

Shadowing impacts: it will block my parents view for sure

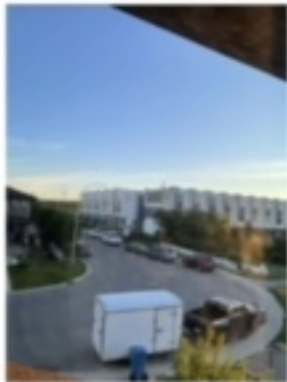
Offsite impacts (noise, pollution): it is already noisy because it is close to Stoney and road.it will be more noisy and more pollution

Other: fire and EMS cars hard to be in and out already; mental and physical health are significantly and negatively impacted

overall, we are having community resistance building so many units in such a small space. we beg our councilors not to approve such an unethical and unreasoning rezoning request.

please call me [REDACTED] should you need more information or more pics.

Attachment 7
CPC2022-0805



Attachment 7
CPC2022-0805





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I have read and understand the above statement.

First name (required) jasmine

Last name (required) xu

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Panatella sq nw neighbours

What do you wish to do? (required) Request to speak

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How do you wish to attend? Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Sep 13, 2022

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

(required - max 75 characters) Public hearing LOC2022-0044 ; CRM00820737;bylaw 125D2022

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)

Overall: In opposition of this application
 Interested Concerns: Land Uses,Height,Density,Amount of Parking,Lot coverage,Building setbacks,Privacy considerations,Included amenities,Community character,Traffic impacts,Shadowing impacts,Offsite impacts,Other
 What are the strengths and challenges of the proposed:
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 Will the proposed change affect the use and enjoyment of your property? If so, how?
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Last name (required) xu

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First name (required) Zexuan

Last name (required) Li

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent?

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

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Standing Policy Committee on Community Development

Date of meeting (required)

2022-9-13

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

(required - max 75 characters)

Land Use Redesigned for 67 Panatella SQUARE NW

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)

This land should not be used for building Condo or Townhouse. It will add more traffic for this area, which is already very busy with traffic. The construction will make much dirt and noise for the neighborhood. It's dangerous for the children.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] File number LOC2002-0044
Date: Friday, September 2, 2022 11:49:16 AM

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Hello City Council

My husband and I live at 59 Panatella Bay and own a home with a yard adjacent to the land referenced in the application.

We strongly oppose and disagree with the current land use proposal made in the LOC2022-0044 application.

The main concerns we have are as listed below:

- **Invasion of privacy** directly into our backyard, and rear of home
- **Light pollution at night.** Currently we already notice the intensity of light coming from the current builds that are on the other side of the land under consideration
- **Decrease in value of our property.** The current high density living buildings were not occupying space in our community when we bought our home only 3 years ago. If the same building structure was on the land near us, this would highly impact our and any future homeowners living experience.
- **Increase in roadway traffic** (with the potential increase of 15-20 more households)
- **High density living** is already under construction and available in our community, across Stony in both Livingston and Carrington. Our area in Panorama is already one of the higher density living areas. It does not need additional living spaces like this.

Our area is populated by many households with young children who are often looking for green spaces and parks to play in, at a safe distance from their home. We welcomed our daughter this last August, and would love it if the land space under consideration was turned into a playground and park space. This would not only benefit the homes in the Panatella area but also the new high density living buildings already built adjacent to the land space referenced in the application. These living spaces do not have a backyard or much surrounding green space for anyone adult or child alike to enjoy. We have had many conversations with the numerous members of our community that would back onto this space and of all the homes affected we all feel this would be a much better use of the space and benefit a larger population in our community.

Thank you for your time,

Torey Price Fraser
Casey Fraser



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I have read and understand the above statement.

First name (required) Chris

Last name (required) Gee

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

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How do you wish to attend?

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

Date of meeting (required) **Sep 13, 2022**

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

(required - max 75 characters) **67 Panatella Sq NW**

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)

Concern of increased density of newly proposed multi-dwelling units at 67 Panatella Sq NW. Concerns over the number of units being created, and the affects on Increased Traffic, Limited Parking, Neighborhood safety for existing families. The position of these new units has a large impact due to the poor access to the new units. All traffic will flow down a single roadway. Current travel speed being exercised and amount of traffic is already a problem. Parking from existing units as already spilled out of the area into public roads. The community recommends we consider these concerns when deciding on the number of new units allowed and look further into traffic and parking studies.

Palaschuk, Jordan

From: [REDACTED]
Sent: Monday, September 5, 2022 10:13 AM
To: Public Submissions
Subject: [External] 67 PANATELLA SQ NW - LOC2022-0044 - DMAP Comment - Mon 9/5/2022 10:13:26 AM
Attachments: parking.jpeg

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Application: LOC2022-0044

Submitted by: Talha Paracha

Contact Information

Address: 40 Panatella Square NW, Calgary

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Privacy considerations, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

There are several challenges with the proposed land use. The largest of which are increased traffic, insufficient parking, increase density, and much more noise. Currently, there is another development that was completed right beside the proposed land. This development has increased the traffic and road parking significantly. The increased traffic has made it unsafe for the kids on our street, and there are no open parking spots for any visitors that may come to our street.

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

Yes. The proposed change significantly reduces the value of my property. The additional units at the street add at least 100+ vehicles that are crossing our street daily! The risks are huge for all the families on the street.

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?

No, this proposed application does not align with a couple of these topics. While it may achieve the compact city target, but it makes the community less safe. Similar units could be placed in other locations to manage the

increased the traffic that this street will suffer. Previously, there have been 150+ high density units built on Panatella Square over the last 10 years. Most recently, the construction of 35+ units in the last couple years has increased traffic and safety concerns this year.

How will the proposed impact the immediate surroundings?

This proposed land use is looking to add 66 units, which would result in estimated 120 additional vehicles on this street. The increased traffic of these vehicles will combine with 35+ units that were built last year which have already contributed 50+ vehicle traffic daily. All these vehicles are then parked on the street resulting in lack of open parking spots in the street already. Increased traffic also adds to noise issues and speeding vehicles on this street.

General comments or concerns:

The proposed land use redesignation is a major safety concern for all current residents of the area. Not only is the previous development a "rent-only" development, this new application adds significant headaches for the current residents. We are already seeing major increase in traffic through the street that is increasing noise issues for the neighborhood. There are no street parking locations available anywhere anymore.



Annie Xu
140 Panatella Way NW
Calgary, AB T3K 0X1

September 05, 2022

Calgary City Council
800 Macleod Trail SE PO Box 2100, Postal Station 'M'
Calgary, AB T2P 2M5

RE: Land Use Redesignation Panorama Hills Bylaw 125D2022 (67 Panatella Square NW)

Dear Councilors,

I have reviewed the proposed land use redesign at 67 Panatella Square NW.

Again, I am against this re-designation for the lot on the other side of my fence.

1. Reduced Natural Sunlight and Privacy

The proposed looming building will shadow my backyard, the yards of the adjacent properties, and our neighbors. We will no longer have any form of privacy. As the proposal of land use redesignation stated that there would be a maximum of 34 dwelling units with a similar style to the rental property (101 Panatella Square NW) located north of the site, please see the pictures that I took today as below:



This picture was taken from the Panatella Way NW. It showed how the existing rental building (101 Panatella Square NW) blocked the sunlight and deprived the privacy of current owners. It is very upsetting and depressing for all owners who have been living on this street since the year 2012.

More pictures showing the negative impact of losing nature sunlight and privacy are as below:



2. Busy and crowded traffic flow

The neighborhood currently has heavy traffic because of the existing six multi-residential complexes. I have noted in CPC2022-0805 (page 02) that this proposed complex (whatever it looks like) will add an additional 34 units! Think, 34 additional families! This is simply not the place.

3. Safety Concern

The majority of the population living in the Panorama Hills community is young to middle-aged families with young children and seniors. Safety is critical to this population. With the rising crime rates in Calgary currently, adding more rental townhouses will simply add more people who would temporary living there and, therefore, will increase the safety concerns and the sense of insecurity in the surrounding neighborhood.

4. Poorly impact the Living Quality of Surrounding Neighborhood

The future rental townhouses will have a similar style to the existing ones (101 Panatella Square NW); the building style is neither consistent nor compatible with the community building design style. They looked highly obtruded. As a result, it would be expected to impact the living quality of surrounding neighbors, and it would also reduce the value of surrounding houses would also be reduced. Please see the pictures below:



Again, I am against this re-designation for the lot on the other side of my fence.

Sincerely,

Annie Xu