

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 35 CRESTON CR NW - LOC2022-0146 - DMAP Comment - Wed 2/22/2023 1:01:11 PM
Date: Wednesday, February 22, 2023 1:01:18 PM

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Application: LOC2022-0146

Submitted by: David Graham

Contact Information

Address: 31 Creston Crescent NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking

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 drawing does not show that the alley where the five car garage is to go is quite narrow (approximately 3meters) with a grass verge and also does not show the

existing power pole and guy wires which would be in the way of a vehicle attempting to turn into or out of the garage. If this development proceeds, I expect my fence will be destroyed within the first year. The 6.19 meter alley lines shown on the A.100 drawing is my fence line on my property line, not the actual clearance, which would be the line noted as Overhead power line.

The new land use designation refers to a bldg height of 12.0 meters. The submitted drawing shows a building 9.5 meters in height measured from the ground level to the roof peak. There is no need for a re-designation for building height to accommodate the submitted drawing plan.

The submitted plan shows five units. This is too many. The site would accommodate four units, as is being currently constructed on the adjacent corner.