

56 Chancellor Way Nw.
Calgary, Alberta T2K 1 Y2

Re: 9 Cottage Street NW
Potential rezoning and development

City of Calgary

Dear Mr. Chui,

I am vehemently opposed to a multitenant and multistoried development on Cottage Street. While I understand the housing crisis in Calgary and support most of the proposed initiatives, I don't think that allowing developers to build multi units in place of single family homes just anywhere is the right thing to approve. In most cases these developments do not provide low cost acceptable solutions for the folks that can not afford them.

This proposed development will **negatively** alter the quiet enjoyment of our neighbourhood.

Please consider my points of contention below:

1. Increased traffic and noise
2. Increased parking requirements causing problems like experienced in other neighbourhoods. (units potentially will have 2 to 3 cars each creating need for over a dozen cars parked on the street.)
3. Traffic in the t intersection of the alley behind this property is already unsafe and will surely increase.
4. Extra burden on the city infrastructure such utilities when it was originally built to support extra service required.
5. Loss of tree canopy as surely the existing large trees will need to be removed.
6. Loss of light in our home. Currently we have several yards between our home and the house on Cottage. Our house was built with windows facing that side yard. A new development will reduce that sideyard and the building's height will block light.
7. Potential negative impact to the assessed value of our property.
8. Reduced quiet enjoyment and change in the community culture. My democratic rights to have a say about what happens next door has been squashed.
9. No easy access to public transportation and noisier transportation corridors.
10. Lack of visible approval process for approving these developments where residents are actively involved. (The City of development employees seem to have a single mind to approve anything.)

In conclusion I recommend a cautious approach to approving such developments and focus where it makes sense to minimize impact to our community.

Alynn Hunter

cc. Cambrian Heights Community Association
City of Calgary Planning Department