

09. Jan. 2024

Norbert Meyer
1707 26 St SW,
Calgary Alberta, T3C1K6
[REDACTED]

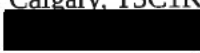


H-GO Development 1711 26 St SW Points of Concern

- **Loss of Sunlight**, uniquely my concern as my property location is immediate north of proposed H-GO development due to Height and set back of units >> YouTube video City of Calgary Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning
<https://www.youtube.com/watch?v=h45den7bmPI> time stamp 32:50
Max. Height for RCG is 11 meter staying the same, 8.6 meters rear building height, RCG and H-GO lot coverage is not changing <<
- **Loss of Sunlight**, due to decrease in Set Back of units (new H-GO set backs is 3 meters). Difference in Lux measurements of comparisons see included **photos #1 to #12 and drawings #1 & #2**, comparing 1707 26 St SW (my property) to bungalow 1735 26 St SW (with the old set back approx. 9.15 Meter) which is in the shade of the apartment building next door South of it. Both also located on the West side of 26 ST SW
- **Loss of Sunlight consequence** = loss of light and heat, resulting in increase in energy consumption and costs.
- **Loss of potential Solar Panel install**, to contribute to: "The Climate Implementation Plan (The Plan) describes the actions and programs in 2023-2026 across service lines that accelerate improved energy use, reduce climate risk and work towards net-zero greenhouse gas (GHG) emissions by 2050 as outlined in Calgary Climate Strategy – Pathways to 2050"
- **Privacy** issues concerning windows of development's North side overlooking into my residence and back yard
- **Garbage Bin Numbers** (three bin per unit?), Staging for Collection Waste recycling, if bin sharing is permitted, how many units can share one bin?
Can 'Molex' semi-underground waste storage part of this waste management solution?
- **Parking** >> YouTube video: City of Calgary Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning
<https://www.youtube.com/watch?v=h45den7bmPI> time stamp 43:55
Talks about reducing Minimum Parking Requirement by one = 4 units requires 3 parking stalls.<< Therefore, 10 units having only 5 parking stalls is insufficient.
Do the parking stall width requirements account for simultaneous driver and passenger vehicle entry and exit access? Are there considerations special needs person access?
Parking solutions to prevent further damage to my fence see **b/w photos #3a**
- **Location in Block** would this kind of project not be more suitable for a corner lot instead of mid block as with development at corner lot and adjacent of 29 St 18 Ave SW see **b/w photos #4a**

06. Oct. 2023

Norbert Meyer
1707 26 ST SW
Calgary, T3C1K6


protects@protonmail.com

Sarah.Nielsen@Calgary.ca
587-226-0567

Re.: Development of 1711 26 St SW Calgary, DP 2023-06288

To whom it may concern,

I am the owner of the home directly adjacent to the North of the proposed H-GO development and land use change.

Although I recognize this Land use change is loosely based on these plans, I would like to give my comment on both the land use and plans.

The height relaxation from the previous 10 meter to 12 meter (per drawing it's 11.44 meter).

It appears that the design of the roof slope is trying to allow some sunlight to pear into the adjacent homes. Due to the overall height, the decreased amount of sunlight, privacy, use and enjoyment of my backyard is concerning. In this regard, I'm asking to have a shadow study completed for the year.

I would request that any windows over looking into my yard to be obscured and made of privacy glass to prevent overlooking directly into my property and onto my deck.

On the 3rd of October, at city hall, I was informed that any development over three units is considered 'Commercial' and would be requiring a large garbage collection bin. This is not indicated in the submitted drawings. The proposed allocation of regular bins seem insufficient and staging thereof will lead to parking access issues, of at least one stall. This could be remedied if one stall would be eliminated, requiring to have up to eight units on this property, instead of ten. Thereby, still complying with the 0.5 parking stalls per unit, as per H-GO by-law requirements.

To further add to the confusion regarding the H-GO land use change it states that they must supply a total of 3 bins per unit.

On my block, there is no development that resembles anything like this one. There is one new development which is a duplex or an attached home. This kind of development Is a prop for a corner lot, not mid-block.

I also have concerns as there is a school across the street. It seems there it's already a high amount of traffic in this area. I recognize this is a connector street but also request traffic's study and safety studies considering traffic and parking for the school across the street?

I request complete transparency and would ask for the complete detail team review to be provided to the community's association and myself, as there are a few points still unclear. I don't have the information on the total coverage of the buildings and if the agrees with the 60% allowable as per H-GO.



#1
10:05 am, Dec. 30. 2023
1735 26 St SW
south/east side roof in shade



#2
10:06 am, Dec. 30. 2023
1735 26 St SW
south/east side roof in shade



#3
12:45 pm, Dec. 30. 2023
1735 26 St SW,
south/east side roof in shade



#4
10:00 am, 30. Dec. 2023
1707 26 ST SW
east side roof in sun



#5
10:00 am, 30. Dec. 2023
1707 26 ST SW
south/east side roof in sun



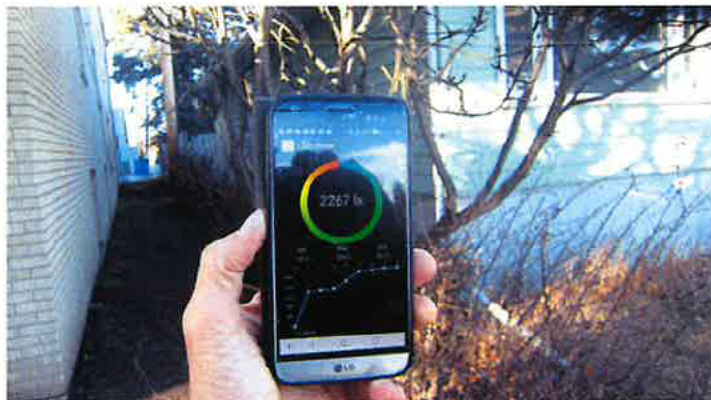
#6
12:45 am, 30. Dec. 2023
1707 26 ST SW
south/east side roof in sun



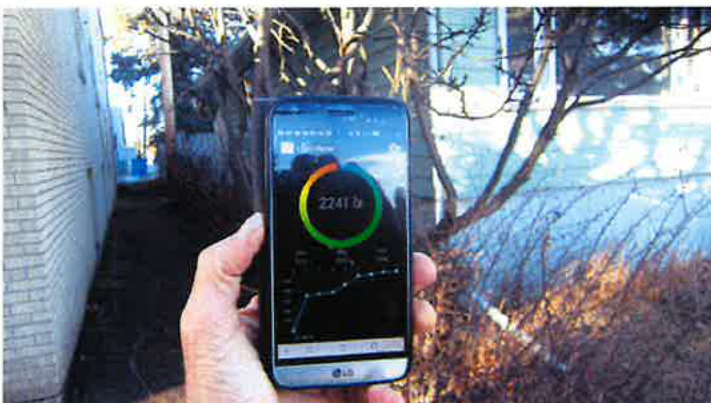
#7
45687 lux 1707 26 StSW
11:36 am, 02. Jan. 2024



#8
43213 lux 1707 26 StSW
11:36 am, 02. Jan. 2024



#9
2267 lux 2035 26 St SW
1138 am, 02. Jan. 2024



#10
2241 lux 2035 26 St SW
1138 am, 02. Jan. 2024



#11
3 meter set back in front of 1707 26 St SW
(marked by orange cone), looking south



#12
3 meter set back in front of 1707 26 St SW
(marked by orange cone), looking west

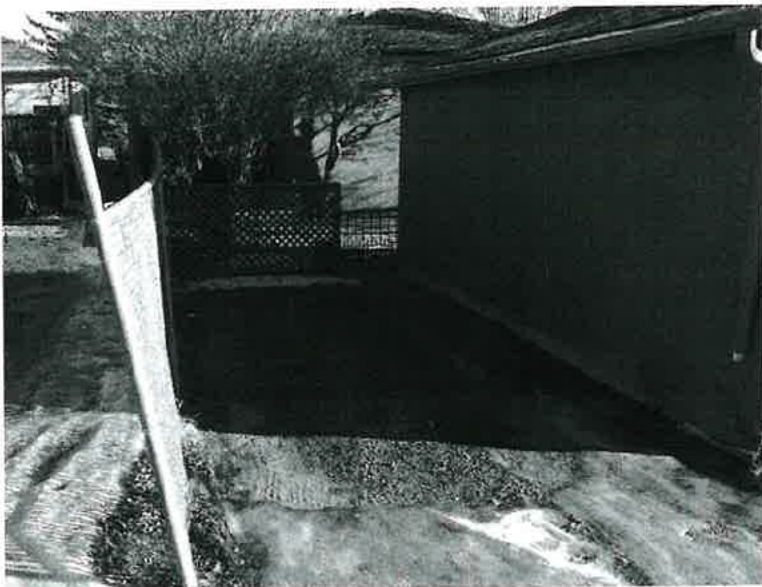
#3a



Parking by neighbour at 1711 26ST SW



Parking by neighbour at 1711 26ST SW



Damage to my fence by neighbour
(witnessed)



Killarney 29 St 18 Ave SW
Corner lot + plus adjacent lot
north east view



Killarney 29St 18Ave SW
court yard space north view



Killarney 29St 18Ave SW
2 lot parking arrangement
north west view