



## Public Submission

CC 968 (R2023-10)

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## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Charles

Last name [required] Kwok

How do you wish to attend?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] May 7, 2024

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

[required] - max 75 characters Public Hearing Land Use Redesignation LOC2023-0310

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT\_01\_FILENAME (hidden) LOC2023-0310 submission to city council 2024-04-28.pdf



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ATTACHMENT\_02\_FILENAME  
(hidden)

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Comments - please refrain from  
providing personal information in  
this field (maximum 2500  
characters)

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April 28, 2024

Charles and Joann Kwok  
34 – 70 Elmont Dr SW  
Calgary, AB T3H 6A5

The City of Calgary Council

**Land Use Redesignation  
LOC2023-0310  
Bylaw 127D2024  
Springbank Hill  
Submission for Public Hearing May 7, 2024**

Dear Mayor and Councillors,

We are the owners of a property directly across Elkton Drive from the parcel under consideration. We are opposed to the proposed land use redesignation, for the following reasons.

- We have been and continue to enjoy the spectacular valley and mountain view from our house. The current house within the parcel is a bungalow. Under R-1s zoning, 2-storey or taller buildings will all but eliminate our current view and greatly reduce our property value.
- The parcel currently is home to a sizeable deer group (at least 8 does and fawns, and at least 3 mature bucks). Has there been an environmental impact assessment carried out to study the impact of the proposed development to this deer group?
- Based on the proposed plan posted by the developer, eight houses are to be developed with this parcel with narrow access and steep slopes. Associated vehicles from primary unit and secondary suite residents will create parking problems issues on the streets.

The parcel of land in question slopes down naturally from Elkton drive. If the resignation is approved, , we ask that the proposed buildings be limited to single storey (bungalows) with walkouts and that the number of units be reduced to 4. In this case, the spectacular views can be “shared” by the new development as well as all the houses directly across including ours. If two storey houses must be built, they can be set lower in grades from street level (to be close to the current natural sloping ground profile) and limited to flat roofs, thereby again “sharing” the view.

We would very much appreciate your consideration of the concerns above. Please contact us should you require further information. Thank you.

Charles & Joann Kwok

*Charles + Joann Kwok*

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