



Public Submission

CC 968 (R2024-05)

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

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] **Chalitta**

Last name [required] **Cheung**

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?

What meeting do you wish to comment on? [required] **Standing Policy Committee on Infrastructure and Planning**

Date of meeting [required] **Dec 3, 2024**

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

[required] - max 75 characters **DP2024-05801**

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



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ATTACHMENT_01_FILENAME DP2024-05801 - Dec 3 hearing.pdf

ATTACHMENT_02_FILENAME

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

I am the direct neighbor of this proposed development and I am in opposition of it. In general, the proposed development highly violates our privacy and quality of living. Please refer to the attached presentation which reviews in details of how it impedes on our living space and privacy.

DP2024-05801 – Neighbor against development

Multi-Residential Development (e.g. apartment building)

- 5 storeys (16 metres) in height
- 38 units with underground parking

Proposed development directly impedes on privacy and quality of living

- **Development would completely block all morning sunlight to our backyard which we've worked very hard to maintain.**
- **No Privacy and poses safety/security concerns.** Building proposed is 5 storeys with roof top terrace
- **Complete disregard of privacy.** There is a sunroof in our bathroom on the second level, all units on the west side would be able to see directly into it. (see next slides)
 - Greenscape of the development proposes the removal of all the trees along our fence line. These trees are shared property, and we would like them to remain.

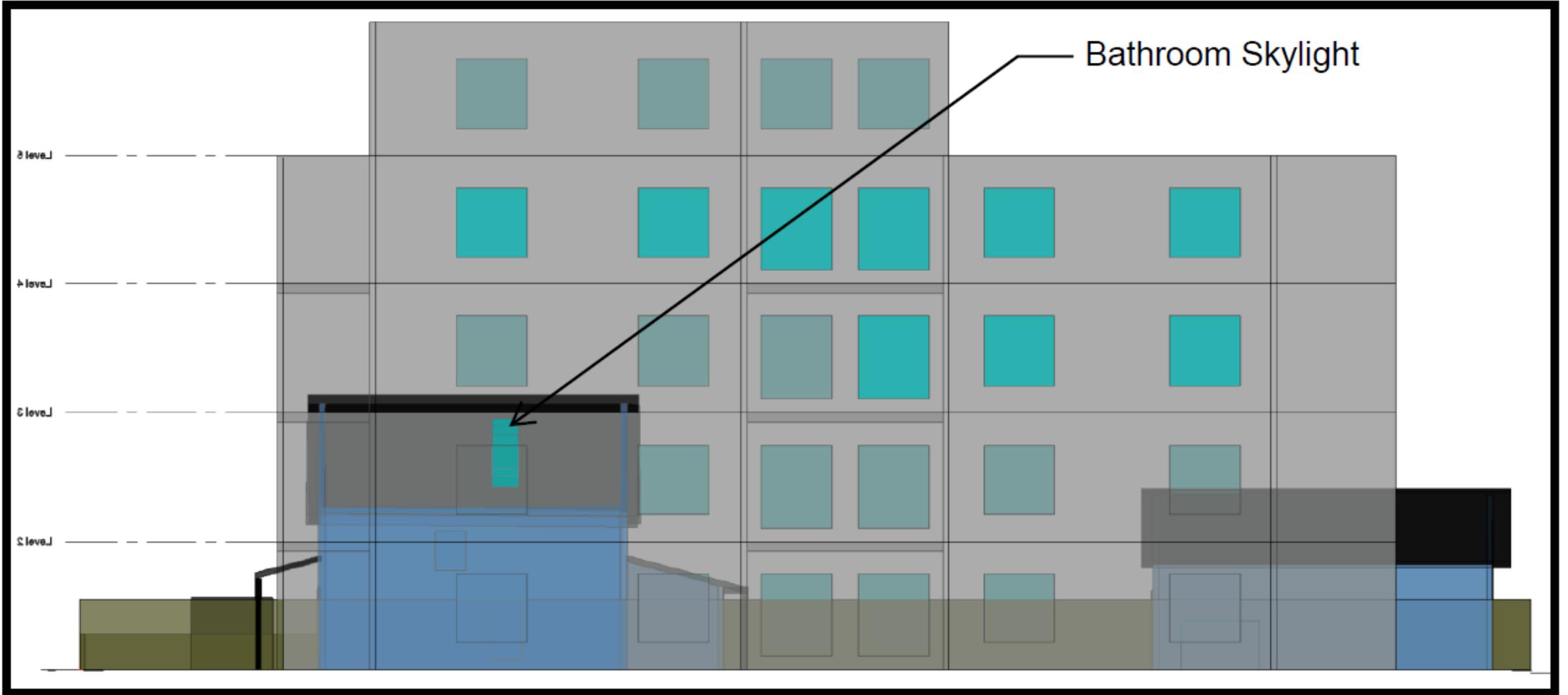


South Elevation



South West Isometric

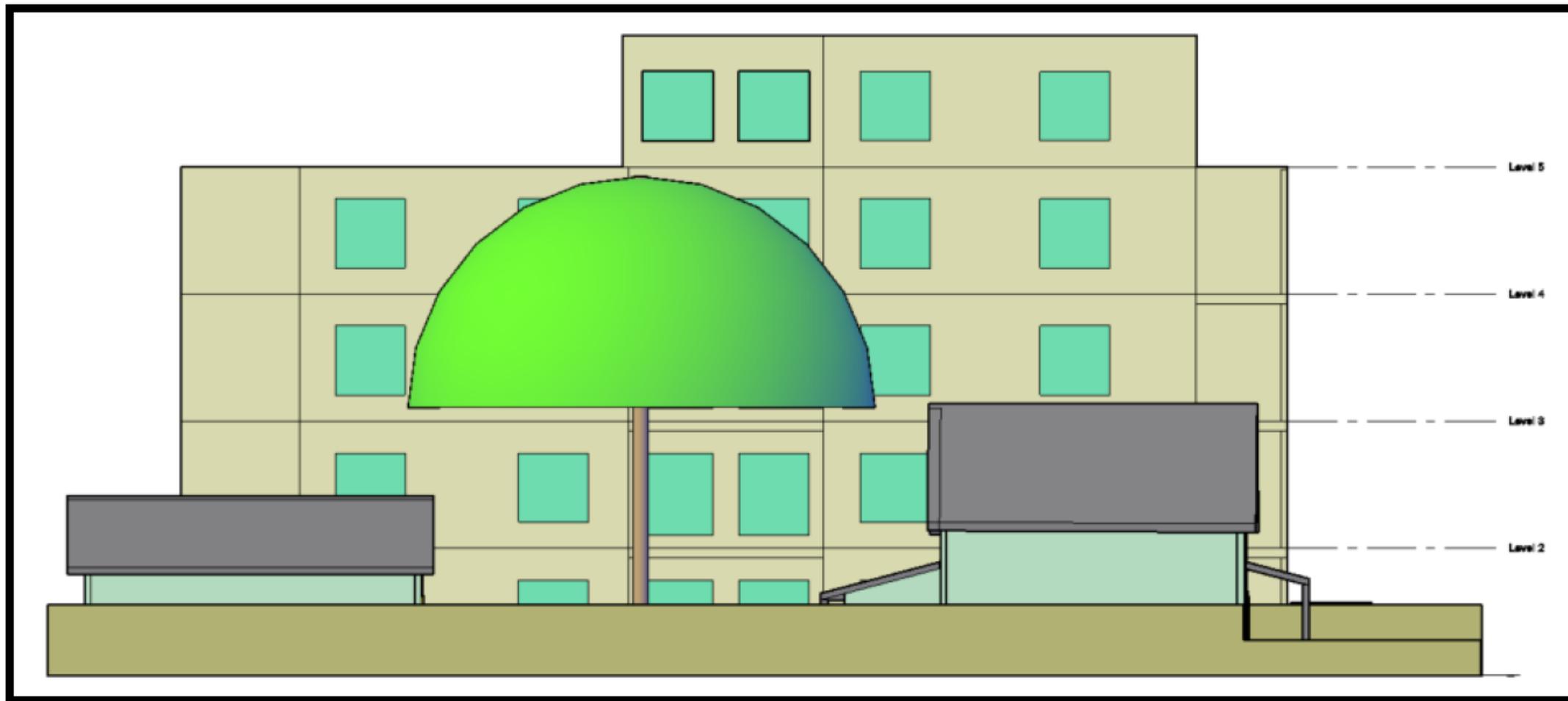
These drawings show the proximity of the development to our property, intruding on our privacy and how the windows and balconies from the 2nd floor onwards would see directly into our bathroom skylight.



East Elevation (X-ray)

ISC: Unrestricted

There is a large tree in our backyard which would provide some blockage to our yard in the summertime but definitely not in the fall/winter months.



West Elevation with Tree

ISC: Unrestricted

Building size in height and proximity to property line is a concern.

- **Small units inviting short-term rentals, adding concerns with security and privacy.**
 - With most of the units (23 or 60% of total units) being (<600 sqft.)
 - level of disregard and neglect when it comes to respecting the neighbors and is hard to control and enforce.
- **Concerns on smells, waste from balconies.**
- **High traffic of strangers in this development due to small units**
 - only 11 units (29%) of all proposed units are over 700 sqft.
 - All other units less than 700sqft are 1-bedroom units (24 units)
 - Only 3 2-bedroom units.
- **Development would completely block all morning sunlight to our backyard which we've worked very hard to maintain.**

Parkade proposal

- **Noise and pollution directly in our backyard.**
 - Underground parkade exhaust is directed at our backyard
 - Affecting our living quality and disrupt backyard activities in the summertime.
- **Excessive traffic in backlane and limited street parking.**
 - Unpaved backlane will cause more ruts with increased traffic.
 - 38 units proposed with only 22 + 2 handicap parking stalls available for tenants.
 - Street parking already limited



Proposed underground parking exhaust which would direct it into our backyard, affecting our quality of living, especially in the summertime.

Proposed changes

- 1) 3-story building with no roof top terrace.
- 2) No balconies facing our property.
- 3) Ensure no windows on the westside can look into our bathroom on the second level.
- 4) We want all the trees that we share on the property line to remain to provide privacy into our property.
- 5) Change the direction of where the parkade exhaust faces.