

DONNA CAMPBELL
804-3 Avenue N.W.
Calgary, AB T2N 0J4

July 19, 2017

Office of the City Clerk
The City of Calgary

Re: LOC2017-0101/419 7 Street NW/Land Use Redesignation from M-CGd76 (3 units) to M-CGd111 (to allow for 4 units)

Dear Sir/Madame:

As a very near neighbour of this parcel of land I want to share my views on the proposed redesignation. I note that the HSCA Planning Committee has already made a submission on this. I concur with all of the points made in their June 6, 2017 letter, particularly the references to the ARP vision for a greater variety of housing mix and the need for redevelopment that is sensitive to the current guidelines.

I am specifically concerned with the proposal to have driveways on both 4 St. and 7 Ave. Traffic, and particularly parking, are already significant issues in this immediate environment. This proposal will only increase the congestion and the probabilities of accidents and property damage.

Primarily, though, I see this increased density as being precedent-setting for future development, which will have a negative impact on the community. Sunnyside is currently hospitable to families and singles, young and old. While I understand the need for increased densities, particularly this close to the LRT, I do not believe we need to do that at the expense of the current diversity and historical character of this community.

I believe we need to preserve this unique character by ensuring that any new development enhances the surrounding neighbourhoods.

Thank you for the opportunity for me to share my concerns.

Regards,



Donna Campbell

Cc: Lisa Chong, Community Planning Coordinator, HSCA

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CPC2017-250
Attachment 2
Letter 2

New Casa Company Ltd.
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Reasons to allow to Redesignate 419 -7 ST NW

Approved by Administration & Calgary Planning Commission

- 1. Corner site to have design on two frontages***
- 2. Responds to the diversification policies in MDP***
- 3. Sides onto and across the street of the ARP-TOD area***
- 4. Within 600 meters of Sunnyside LRT station (300 meters)***
- 5. Direct pedestrian connectivity to LRT***
- 6. Two block walk to Safeway and shops***
- 7. The 4 unit building is the same footprint as the 3 unit building which has a DP approval***
- 8. The building height is 3'8" lower than the maximum height.***
- 9. Bluff – escarpment to the north of site***
- 10. Screens the blank wall of the existing apartment to the west***
- 11. Little or no shadow impact***
- 12. Sides on to & across the street from two 10 unit buildings***
- 13. Design to be ground oriented***
- 14. Four units can be achieved without a massive building;
Won't be out of character as this MCG area already has apartments***



