

From: [Dong, May C.](#) on behalf of [City Clerk](#)
To: [Public Submissions](#)
Subject: FW: [EXT] Bylaw 150D2020 / LOC2020-0083
Date: Monday, December 7, 2020 10:14:55 AM

From: Mike Mason [mailto:mgm@eskimoman.net]
Sent: Monday, December 7, 2020 9:35 AM
To: City Clerk <CityClerk@calgary.ca>
Subject: [EXT] Bylaw 150D2020 / LOC2020-0083

Hello,

I am writing to give feedback on development proposal LOC2020-0083. The sign outside says to write to the city clerk and to reference bylaw 150D2020. I hope my written submission is going to the right place.

Ordinarily I would attend the public hearing, scheduled for December 14th 9:30am. Due to COVID I prefer to give a written response:

My name is Michael Mason and I live at 210 25 Ave NW, Calgary, with my partner Taylor. We are two doors up from the proposed land use change. We oppose the land use change for the following reasons:

- The height and general size of the proposed development is very large, and would impinge upon our enjoyment of our own property from both a sunlight and privacy perspective. We are up the hill from the site and our home is not small, but we estimate the 3-storey proposed height would end up at roughly our own house height. This gives an idea of the general size of the proposal.
- The site is at the corner of 25th Avenue NW and 1st Street NW. This is a corner at the bottom of two quite steep pieces of hill. In the winter there is regularly ice at this intersection and it can be quite hazardous. The property currently on the site leaves plenty of room at the corner for visibility; a new building supporting 4 units would naturally run much closer to the street and would reduce visibility at the intersection. This could be quite a hazard.
- The streets nearby are already full of parked cars. Whilst any development would include off-street parking, most homes also have a vehicle parked on the street. Changing the zoning would increase parking pressure, this would inconvenience existing residents and might make the junction hazardous.
- The local development plan is already specific about zoning. East of 1st Street is already zoned for 4 residences, west is not. I see no reason to alter the development plan. This development would not provide low-cost housing, it would provide 4 townhomes at upwards of a half-million dollars each, similar to those a couple of blocks north at 1st Street and 28th Avenue. Those townhomes have been for sale for longer than 6 months, which gives an idea of the general lack of demand for housing of this type.
- The current R2 zoning would allow two large residences to be built, either as single homes or a large duplex. This fits with the current planning and the surrounding homes.
- If the zoning change is allowed, I would like to ask council to strongly consider disallowing the increased height. The proposed height would be very large compared to

the surrounding homes and would reduce privacy and sunlight for nearby homes.
Thank you for your attention.

Sincerely,
Michael Mason.