

From: lynnandcarrie@shaw.ca
To: [Public Submissions](#)
Subject: 120 17 AV NW - LOC2020-0123 - Comment from Development Map - Sat 1/2/2021 12:37:35 PM
Date: Saturday, January 2, 2021 12:37:32 PM

Application: LOC2020-0123

Submitted by: Carrie Grant and Lynn Wood

Contact Information

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Feedback:

From Carrie Grant and Lynn Wood
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LOC2020-0123

Relevant Planning Design Comments and Concerns for 120 17th Avenue NW

As a concerned property owner at 132 17th Avenue NW, directly adjacent to the purposed site of a six-story wood structure apartment building, we are concerned with the following:

We are concerned with the building being a wood structure versus concrete and the possible fire issues a building like this could have for the neighborhood as well as my location.

We are concerned with the amount of parking the building has for the residents as well parking for the visitors to the building.

We are concerned with the amount of traffic during and especially after construction has commenced as well as possible closures of the roads surrounding my property.

We are concerned about landscaping on the West side of the property and how it will affect my property.

Tuxedo is a quiet older neighborhood, and the height of the development would be the highest in the residential area surrounding 17th avenue and north of 17th. The previous plans were for 4 stories above ground.

Judging by the brief drawings of the building, it appears the building will cover the entire lot, seemingly leaving no room on the West side of the building or the South side for landscaping and separation from my location.

We are concerned with the set back of the building and having any light or sun coming from the East side of our property.

We are concerned that the development will be above our property, on our property and below our property and we do not have an indemnity agreement with the developer at this point.

Owners of 132 17th Avenue NW Adjacent to 120 17th Avenue NW
Lynn Wood
Carrie Grant