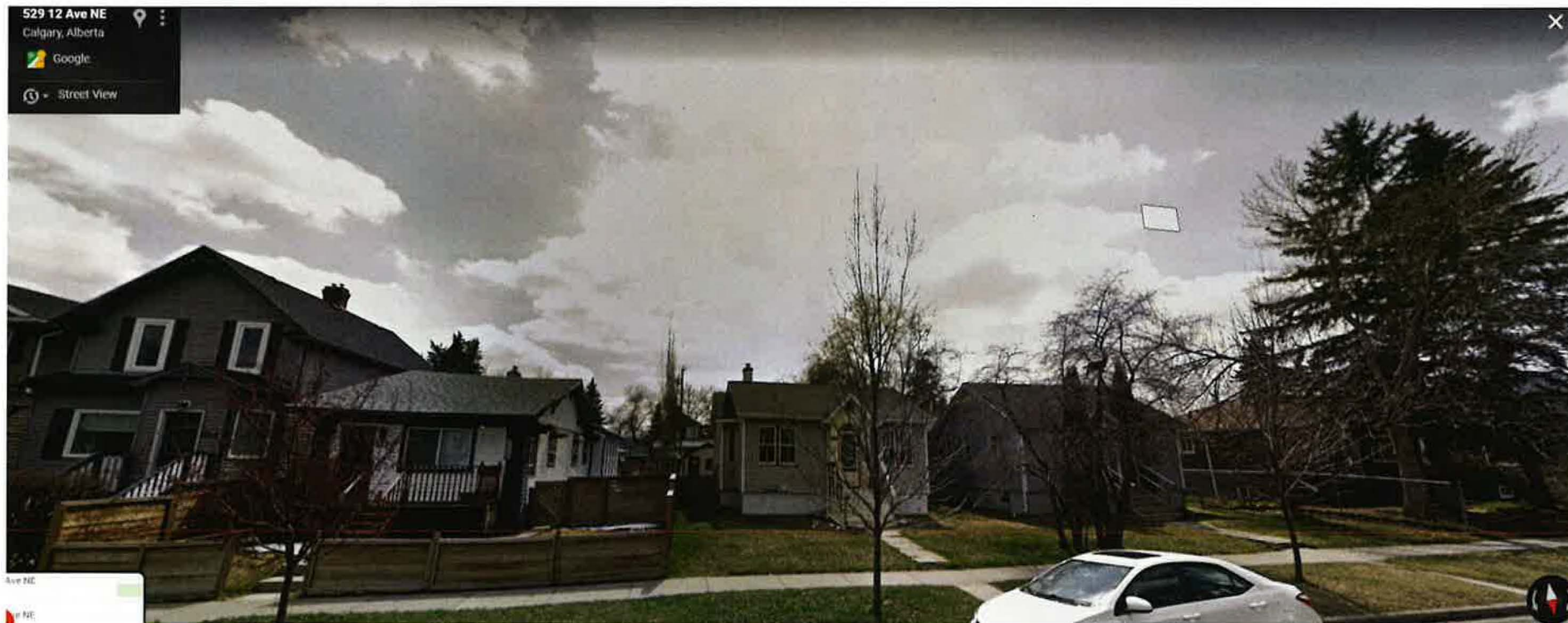


12th Avenue Today



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 03 2021
ITEM: 6.1 PVD 2021-0015
Distribution
CITY CLERK'S DEPARTMENT

Future 12th Avenue?

Would you want to live here?



We want “Limited” scale development!

- Opposition to 6 story development from 41 neighbors and counting
- Why are neighborhood connector streets unfairly targeted?
- Do adjacent neighborhood local streets have more rights to a quiet and neighborly street?

Issues

1. **Traffic** - 12th Avenue is already busy, adding 6 story buildings will make bad traffic worse.
2. **Noise** - more people, cars, small retail shops leads to more noise.
3. **Parking** - Already difficult with existing parking restrictions. Where will high density residents, their visitors, and small scale shop patrons park?
4. **Shading** - Who wants to live in a cold, dark house shaded by their 6 story neighbor?
5. **Privacy** - How can you have privacy when your neighbors can look into your skylights?
6. **Lack of community feel and change in demographics** - Difficult to recognize neighbors. Discourages most families who prefer houses to apartments/condos.
7. **Property Depreciation** - Developers will not want my house as the lot is too small and expensive. Families will prefer to buy a 2 story home 2 blocks away on a quiet street without 6 story neighbors.
8. **Lack of Consultation** - Should have had a workshop for neighborhood collector roads if they are subject to higher level buildings than adjacent residential areas to ensure proper consultation.
9. **Insufficient mitigating measures** - Stepbacks at or below the 4th floor will not mitigate negative factors noted above.

Please don't ruin our **residential** street and home value with 6 story buildings!

