

From: voverdevest@gmail.com
To: [Public Submissions](#)
Subject: 514 15 AV SW - LOC2020-0053 - Comment from Development Map - Mon 1/25/2021 10:39:42 AM
Date: Monday, January 25, 2021 10:39:43 AM

Application: LOC2020-0053

Submitted by: Vernon Overdevest

Contact Information

Address: 190-Inverness Par SE Calgary

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Feedback:

Regarding this application, I am very concerned that the original street side, brick facade be maintained in any new development. The current brick structures (Red's Restaurant, Windsor Appts, etc) are all original brick and add historical and human value to the neighborhood and, in my opinion, must NOT be compromised. I believe a minimum of 3 stories, facing the street, must be kept fully in the original brick. Building height should be no more than 10 stories. Calgary has lost far too many of its original brick buildings and this MUST stop! Thank you for your consideration.



Public Submission

City Clerk's Office

In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, the information provided may be included in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Tammy
Last name (required)	Duncan
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	the policy amendment and land use amendment in Beltline (LOC2020-0053)
Date of meeting	Feb 8, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

516 - 15th Avenue S.W.
Calgary, Alberta
T2R 0R2

January 30, 2021

Mayor and Council
City of Calgary
PO Box 2100 Stn. M
Calgary, Alberta, Canada, T2P 2M5

Dear Mayor and Council,

RE: Policy Amendment and Land Use Amendment in Beltline (Ward 8) at
Multiple Addresses, LOC2020-0053

Thank you for the opportunity to review the documents related to the above-noted application affecting my property, immediately contiguous to the site, to the west.

Several of my concerns and suggestions have been addressed, as appropriate, in the proposed policy amendment and land use amendment. However, I require clarity about how the amendments will:

1. Preserve or rebuild the Red's Diner building as part of the development.

My remaining concerns will be most appropriately handled in the development permit approval process. At that time, I expect that the following matters will be addressed:

1. The tower should be pushed as close as possible to Fourth Street to move the windows back from the residential area to the west, which creates an overlook problem. The current tower setback means the rooftop amenity space faces Fourth Street and enjoys the morning sun at the expense of existing residents to the west.
2. The current setback of any buildings along the 15th Avenue SW frontage be respected in the new development.

3. Commercial activity that includes long store frontages, such as, but not limited to banks, gyms and drug stores, should not be permitted in keeping with the character of Fourth Street and certainly not be permitted along 15th Avenue SW.
4. Uses that involve high traffic and noise late at night should be directed to Fourth Street and not adjacent to the residential property to the west.
5. Access for all commercial vehicles, tenants and residents should not be adjacent to the residential property immediately to the west. A buffer is needed.
6. The green strip on the west edge of the subject property shown in the rendering posted on the O2 website should be defined by dimensions and the permitted uses, which should not be commercial.
7. Any new development by the applicant or a subsidiary or partner extending farther west from the subject site, should be limited in height to reflect remaining existing buildings fronting on the street.
8. Maximize the use of transparent materials to lighten the appearance of the building and to provide maximum overlook and lighting of the public spaces.
9. Ensure the ground floor ceiling heights are tall enough to provide for a full range of tenants to enhance leasability as well as potential live work uses in any ground floor residential space.
10. Storefronts should not have blocked over windows that prevent a clear view from inside or outside the building.

I will continue to stay involved and monitor the development approval process. Thank you for this opportunity to submit my comments on these amendments and register my concerns for your continued attention in the development permit process.

Sincerely,

Tammy R Duncan

Tammy R Duncan

From: esthermiddleton@hotmail.com
To: [Public Submissions](#)
Subject: [EXT] 2103 8 ST SE - LOC2020-0134 - Comment from Development Map - Mon 2/1/2021 10:06:16 AM
Date: Monday, February 1, 2021 10:06:20 AM

Application: LOC2020-0134

Submitted by: Esther Middleton

Contact Information

Address: 825 21 Ave SE

Phone: 4039919251

Email: esthermiddleton@hotmail.com

Feedback:

I have serious concerns on the rezoning proposition for this property. I live 2 doors down. I full support the development of this lot to a townhome, and for increased density. However, I do not support the height (3 story) and the change to a 3 dwelling unit. There are no 3 story dwellings on this street, and with many small homes next door this property would tower over the others and not provide any small homes with any privacy. I believe there are lots of other spaces in the neighbourhood (ie. Lillydale) that could provide better higher density housing space.