



FORM TITLE

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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) Gregory

Last name (required) Jones

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Land Use Designation for Altadore 1704 - 48 Avenue SW

Date of meeting Nov 15, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We oppose re-zoning 1704-48 Avenue SW. The South Calgary/Altadore Area Redevelopment Plan is intended to preserve the existing residential character of the area, while allowing compatible infill development. Similarly, the Municipal Development Plan (Statutory – 2009) encourages modest redevelopment that respects the scale of the surrounding neighbourhood. The level of cumulative redevelopment permitted at the intersection of 48 Avenue and 16 Street Southwest has already surpassed the acceptable level of 'modest' redevelopment, (5 single family home lots have been replaced by 28 units, to date). This is an area dominated by single family homes and duplex development, with an occasional row home development. If this project goes ahead it will be part of the change from 6 lots into 32 units on one intersection. No other intersections in Altadore have had this type of development. The burden in the case of such a drastic change should be on the developer to provide strong mitigation for potential parking and viewscape related effects. However the builder has not done this; standard mitigation includes "parking at the rear of the property" but this strategy has not properly been vetted and is inadequate. The parking for such developments in the area consists of small, undersized parking garages (further detail in attached file) which do not have sufficient space for most vehicles, meaning that the vehicles for the new residents will still park on the street. This is already the case for almost 100% of the 28 similar units located in close proximity to this property. In conclusion, the development occurs in the context of rapid development of a single area within Altadore that make it incompatible with the area, and will increase density and the use of street parking beyond the rea-



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sonable level allowed for in the Altadore Area redevelopment plan. Thank you.
