

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 4515 23 AV NW - LOC2021-0127 - DMAP Comment - Mon 1/3/2022 2:11:44 PM
Date: Monday, January 3, 2022 2:11:48 PM

Application: LOC2021-0127

Submitted by: Igor Gaspar

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Privacy considerations,Community character

General comments or concerns:

We are on a one way street that has only four single family homes. Three out of four homes have been rebuilt recently adding a duplex would increase the density especially parking and break up the single family appeal. Having two more units would disturb the appearance of the existing neighbourhood. Having seen the proposed project it would reduce our privacy in backyard. Our original purchase of our residence was based on that it will remain R-1.



FORM TITLE

Header text

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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)

Janice

Last name (required)

MacCallum

What do you want to do?
(required)

Submit a comment

Public hearing item (required -
max 75 characters)

Land Use Redesignation LOC2021-0127 4515 23Ave NW

Date of meeting

Jan 11, 2022

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

Attached is the original email that I submitted to Dino Kasparis on Sept 12, 2021. In addition to the issues outlined in my email, I would like to comment that there has been a large amount of new construction, either very large single family homes or backyard suites added to existing houses. This has resulted in serious overlooking issues, loss of privacy and a general degradation of our enjoyment of our property. I can assume that I will be looking at more of the same from this project, if approved.

Shaw Webmail**jymaccallum@shaw.ca**

LOC2021-0127 4515 23Ave NW

From : Janice MacCallum <jymaccallum@shaw.ca>

Sun, Sep 12, 2021 10:08 PM

Subject : LOC2021-0127 4515 23Ave NW**To :** Dino Kasparis <Dino.Kasparis@calgary.ca>

Sir,

Thank you for the opportunity to voice my opposition to this proposed land use amendment.

First, the information on the Applicant's Submission is incorrect. The property is on 23rd Ave not 21st Ave. Secondly, contrary to assertion that there are newly developed Semis within this block, there have been **no** Semis ever developed on this block or the blocks around it. This is a small C1 area that has been redeveloped entirely with single family houses mostly by owner occupiers.

My concern is with the parking density in this neighbourhood. Every property split, even with on site parking, inevitably draws more parking requirements in the adjacent streets. The lane between 22nd Ave and 23rd Ave is unpassable in the winter making our garages inaccessible and pushes cars onto the street. Currently 23rd Ave is overwhelmed with parking for the Children's Hospital.

When the ARP for Montgomery was established, this small area was to remain R-C1. The larger area around us is R-C2 and there are multiple properties available for redevelopment that I see no need for a developer to encroach into an R-C1 area.

Once you approve this land use amendment, you will set precedent and open the door for developers to double the density and add to the parking congestion in our community.

I hope you will address these concerns.

Thank you

Janice MacCallum



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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) Pooya

Last name (required) Tavassoli

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

Public hearing item (required - max 75 characters) Land use redesignation re: 4515 - 23 Ave NW "Plan 4994GI, Block 58, Lot 6"

Date of meeting Jan 11, 2022

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

Hello respected members of the Calgary City Council,
I am the resident and owner of the LAND 4503 23 Ave NW. Regarding the LAND redesignation request of 4515 - 23 AVE NW in Montgomery from RC1 to RC2 (two dwellings), I would like to respectfully raise my concerns and disagreement. When my wife and I bought 4503 on 23 Ave NW, we asked and were told by the city that this block on the 23 Ave didn't allow for RC2 (two dwellings) and that is why we decided to invest and build a single unit. There are only 4 lots on this block and changing the zoning and allowing for a duplex unit would change the character of the block and could potentially impact the value of our property. I strongly oppose to this redesignation request. I would humbly request from the council not to allow the developers to change the character and city plans so they can make more profit.
Many thanks and best regards,
Pooya Tavassoli