

From: [REDACTED]
To: [Public Submissions](#)
Subject: [EXT] 2804 26 ST SW - LOC2021-0147 - DMAP Comment - Tue 2/8/2022 12:02:39 PM
Date: Tuesday, February 8, 2022 12:02:46 PM

Application: LOC2021-0147

Submitted by: Jason Glynn

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Land Uses,Height,Density,Amount of Parking,Lot coverage,Building setbacks,Shadowing impacts,Other

What are the strengths and challenges of the proposed:

If built and designed to fit the area the space will enhance the aesthetics of the community and bring more people to the community. It is essential that the tree on the property is protected with any development. So many of the new developements have destroyed these landmark trees and a part of the areas history and attraction to the community.

Will the proposed change affect the use and enjoyment of your property? If so, how?

The proposed development could be an eyesore if the tree is removed or the street side of the development is not done in a tastefull way. It would be nice to have a front entrance on the avenue side rather then a end wall with little or no aesthetics, windos etc. It looks like the tree on that side is protected and cold be incorporated into the design with a patio or entranceway. Shadowing will be an issue to the house next to the development and mine across the street.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

Parking and traffic is always a concern in an already congested part of the city. There is good and bad to more density but if done right it can be a great thing.

General comments or concerns:

I am all for development in the area, but I believe it is extreamly important to preserve the old trees and build developments that will fit for years to come.

I have attached a photo of the tree that I believe is protected. But look how much it brings to the community. It would be a shame to loose more of these...