

-----Original Message-----

From: hyuplee@gmail.com <hyuplee@gmail.com>

Sent: Saturday, October 30, 2021 4:07 PM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 637 51 AV SW - LOC2021-0099 - Comment from Development Map - Sat 10/30/2021 4:07:4 PM

Application: LOC2021-0099

Submitted by: Hyup Lee

Contact Information

Address: 631 51 AV SW

Phone:

Email: hyuplee@gmail.com

Feedback:

- 1) This kind of a high-density development should only be allowed on main roads. If we approve this proposal, this will become a precedence for more high-density developments in Windsor Park, leading to more noise problems, parking issues, and loss of privacy. I understand that many other communities surrounding Windsor Park do not allow such developments. It is not fair to concentrate densification only in Windsor Park.
- 2) The block and the surrounding area were not designed to accommodate such a high-density development. If approved, this will put the entire community at a risk of flood damages. Calgary is already a flood-prone city.
- 3) This proposal will destroy several mature trees. It is sad that the city is considering this proposal that does not have the environment in mind at all.
- 4) This development will have a negative impact on the neighbours' property values.
- 5) This proposal includes multiple parking spaces in the back alley. The alley is already very narrow and often crowded with multiple vehicles. It is not practical to include so many parking spaces in the development. Also, the surrounding area often has many young children playing in the back alley and front street. The increase in the traffic will put the children in danger.

-----Original Message-----

From: jkulsky@gmail.com <jkulsky@gmail.com>

Sent: Sunday, October 31, 2021 9:50 AM

To: Public Submissions <PublicSubmissions@calgary.ca>

Subject: [EXT] 637 51 AV SW - LOC2021-0099 - Comment from Development Map - Sun 10/31/2021 9:49:41 AM

Application: LOC2021-0099

Submitted by: Jason Kulsky

Contact Information

Address: 710 54 Ave. S.W.

Phone:

Email: jkulsky@gmail.com

Feedback:

Please see the attached PDF document for my comments.

Mr. Steve Wirzba
City of Calgary Planning
3rd floor, Municipal building
800 Macleod Trail SE
T2G 5E6

October 31, 2021

Subject: Objection to land use amendment LOC2021-0099

Dear Mr. Wirzba,

As a resident of the Community of Windsor Park and Vice Chairman of the Windsor Park Development Committee, please find my concerns outlined below as they relate to the proposed Land Use Amendment to R-CG at 637 51 AV SW Avenue S.W. I hereby am voicing my opposition to the Proposed Development and its proposed Land Use Amendment and would like to see Council refuse the proposed re-designation from R-C2 to R-CG. While I recognize this is not an application for a development permit, there are a number of reasons why I believe the land use re-designation should be refused, as follows:

1. The proposed development, per the applicant's own submission, would increase the density at the site to 6 residential units PLUS 6 associated secondary suites representing 12 total units and suites. This does not represent a "modest densification" per the Applicant's own wording in its submission as there is currently 1 dwelling (house plus attached garage) on the property.
2. The lot is in excess of 1 block away from both Elbow Drive S.W. and 50th Avenue S.W. – it is at the start of the 2nd block away from both of these transportation corridors which is factual vs. the Applicant's own references in its submission to "a block away". As a result, it further encroaches on the 'core' of the Windsor Park community with much higher density than is consistent with any current developments and should instead be targeted for the higher density portions of the neighbourhood on 50th, 56th, 57th or 58th Avenues.
3. Other prior land use redesignations to R-CG within 1 block of LOC2021-0099 are within 1 block of both Elbow Drive and 50th Avenue and have 4 residential units on them. Therefore LOC2021-0099 represents a further step change in densification beyond what has previously been approved further into the core of the neighbourhood and beyond the 1 block perimeter previously established by the nearby R-CG land use redesignations.
4. The applicant's submission somewhat speculatively suggests a bicycle parking spot might be added to each "suite" – further it is unclear whether such referenced "suite" is the main unit at grade or the secondary suites below grade and as this is not a development permit, such speculative suggestions have no basis.

5. Further to point 4 above, the possible inclusion of a bike parking spot and such proximity to both Elbow Drive and 50th Avenue in no way compels potential residents to use bicycles. Due to the planned densification per LOC2021-0099 with 12 units and suites and prior R-CG approvals by City Planning and the subsequent developments of row housing on those parcels in this localized area within Windsor Park, parking will now be an issue. The garages that might be included per the subsequent development permit for LOC2021-0099 will not be sufficient to allow for parking for 12 units and suites and therefore street parking of at least 6 spots will be required assuming a low ratio of 1 parking spot per each of the 12 units and suites.
6. The parcel subject to LOC2021-0099 sits directly at the start of the playground zone for southbound traffic on 6th Street S.W. The high likelihood of street parking being used by future residents of the 12 units and suites per LOC2021-0099 will create potential safety issues for Windsor Park residents, including children and families using the nearby playground, facilities and fields adjacent to the Windsor Park Community Centre.

I wish to make it clear that I do support reasonable densification within Windsor Park, the community where I live and where my wife and I have chosen to raise our children. In fact I own and live on an infill property which was developed on half of a 65 foot lot. To me that represents modest densification. However, LOC2021-0099 with its proposed 12 units and suites is not a modest increase in density and uses prior R-CG approvals to potentially further accelerate densification within the core of the neighbourhood.

Best Regards,

Jason S. Kulsky

Cc:

Philip Polutnik, President, Windsor Park Community Association
Greg Freson, Chairman, Windsor Park Development Committee



FORM TITLE

Header text

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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Hyup
Last name (required)	Lee
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Land Use Redesignation LOC2021-0099 (637 51 AV SW)
Date of meeting	Nov 15, 2021

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

- 1) This kind of a high-density development should only be allowed on main roads. If we approve this proposal, this will become a precedence for more high-density developments in Windsor Park, leading to more noise problems, parking issues, and loss of privacy. I understand that many other communities surrounding Windsor Park do not allow such developments. It is not fair to concentrate densification only in Windsor Park.
- 2) The block and the surrounding area were not designed to accommodate such a high-density development. If approved, this will put the entire community at a risk of flood damages. Calgary is already a flood-prone city.
- 3) This proposal will destroy several mature trees. It is sad that the city is considering this proposal that does not have the environment in mind at all.
- 4) This development will have a negative impact on the neighbours' property values.
- 5) This proposal includes multiple parking spaces in the back alley. The alley is already very narrow and often crowded with multiple vehicles. It is not practical to include so many parking spaces in the development. Also, the surrounding area often has many young children playing in the back alley and front street. The increase in the traffic will put the children in danger.

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Oct 30, 2021

4:13:37 PM



FORM TITLE

Header text

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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Ivan
Last name (required)	Gonzales
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Land Use Redesignation for LOC2021-0099 (re: 637 51 AV SW)
Date of meeting	Nov 15, 2021

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

-High-density developments, like this proposal, should be on main roads. I fear that allowing this will set a precedence to make the neighbourhood even more dense, leading to increase in noise problems and parking issues. This goes against the fact that Winsor Park is meant to be a family-oriented community.

-This proposed development does not have the environment in mind. It will result in the destruction of several large trees.

-The block was not designed to accommodate such a high-density development, and such can put the entire community at risk of flooding.

-The back alley is already too narrow and crowded, so it is not feasible to accommodate such a large parking space there. Also, the front streets already are filled, often no space to park. The development will worsen this situation. Also, the increase in the traffic will be unsafe given nearby schools and many children living in the surrounding area.

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Oct 30, 2021

4:19:54 PM



FORM TITLE

Header text

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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Jonathan
Last name (required)	Slaney
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0099
Date of meeting	Nov 15, 2021

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

I am opposed to the proposed land use plan as I see it as a poor planning decision. Windsor Park is already one of the highest density communities outside of downtown and the Community Association has requested The City keep future high density developments to the main feeder roads and not in the center of the community. This proposal is concerning for several reasons:

- Loss of biodiversity (7 large trees will be removed)
- Flood concerns (more people means more strain on the utilities)
- Noise and privacy (R-CG can be 3 stories high. The adjacent house would now have up to 12 neighbors instead of 1)
- Parking (up to 12 units means up to 24 cars and the proposed garages are too small for cars so that means street parking)
- The 12 plex apartment building will be surrounded by single family and infill homes which will be out of place.
- Equity in development (Other communities closer to downtown don't allow duplexes. Windsor Park is doing its part and densification should be applied fairly across the City)

DISCLAIMER

1/1

This document is strictly private, confidential and personal to its recipients and should not be copied, distributed or reproduced in whole or in part, nor passed to any third party.

Oct 31, 2021

10:42:13 AM



FORM TITLE

Header text

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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Geoff
Last name (required)	Bouckley
What do you want to do? (required)	Request to speak
Public hearing item (required - max 75 characters)	LOC2021-0099
Date of meeting	Nov 15, 2021

Windsor Park neighbourhood has from its inception been open to increased housing density through it's base R2 zoning. Over the past few years developments that see former R2 lots having 4 units developed on them have become a regular occurrence on the larger corner lots. I have generally accepted this density increase as I do welcome diversity of housing options and the creation of housing sizes to fit various purchase or rental budgets. However, this proposed development with its separate basement suites is aiming to create 8 units and house more people on an R2 lot than was ever intended. Further, that many people on a small land parcel raises concerns around parking, waste collection, noise increases, and reduced privacy for existing neighbours.

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

Specifically addressing parking concerns, the proposed development only provides 4 single vehicle garage spots allotted to the main home owners/renters leaving the basement residents to park on the street. Considering current parking permits in the area allow a resident to park up to two personal vehicles on the street this means the proposed development could add 16 to 20 cars with valid status on the street. I believe the developer has stated that the basement residents will not "be allowed" street parking, but as far as I am aware there is not a bylaw to actually prevent this and I find it suspect that this would be enforced.

I ask that Council deny this development proposal in its current iteration until it is scaled back to the much more acceptable and established practice of 4 units only on



FORM TITLE

Header text

the corner lot.

Thank you.

November 5, 2021

City of Calgary – Development
Attention: Steve Wirzba

Re: Objection of Application for Land Use Amendment #LOC2021-0099
Location: 637 – 51 Avenue SW Calgary

Dear Mr. Wirzba,

As longtime residents of Windsor Park, please find our concerns pertaining to the proposed land use amendment #LOC2021-0099:

- The Applicant has indicated *this proposed modest densification is driven by current market demands, as well as population projections*. Adding 12 dwellings is a high-density residential project, not a modest density project as indicated in their proposal.
- The Applicant believes their development will further add to the diversity of housing in the area. We bought into an R-C2 zoned neighborhood, and we would like it left that way. Windsor Park has been a wonderful area to live in, but we have some concerns with how quickly the City accommodates land use amendment requests by developers without taking into consideration what the residents want.
- The Applicant has indicated one of their objectives is to *create a development that conforms to the existing community*. Our surroundings are bungalows, infills and side-by-sides. These buildings are designed for single or double occupancy which aligns with our zoning of R-C2. Adding twelve additional dwellings (6 residential units + 6 secondary suites) and the extra height that would be allowed in an R-CG zoning would not conform to the existing community.
- Parking is a constant issue in our community and adding twelve households to this property will only cause more congestion. The developers comment regarding dedicated bike parking within each suite has no value and does nothing to alleviate the parking situation.
- It is our understanding the developer has said “he can’t make money on infills”. We find this comment very disconcerting. We do not appreciate developers making sweeping changes to our community for what looks like nothing more than for profit.

We are against this land use re-designation, and we ask the City of Calgary to support existing property owners in Windsor Park, not developers that are using our community for nothing more than to make money. The developer should abide by the current R-C2 land use zoning.

If you have any questions, please do not hesitate to contact us.

Kindest regards,
Danine & Mads Birkholm
403-615-9108
Danine.birkholm@gmail.com



FORM TITLE

Header text

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.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)	Donna
Last name (required)	Mawhinney
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	Land use concern
Date of meeting	Nov 15, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I have concerns about the designation request to change R-C2 zoning to R-CG on property 637 51 Ave SW. Windsor park has already been pushed to a higher density with multiple large builds on the main roads. Now new builds are now trying to change the designation into the central community which has already caused problems with parking. The request of 3 stories also affects privacy & light to the surrounding homes.

Aug 19, 2021

Mr. Steve Wirzba
City of Calgary Planning

Subject: Objection to land use amendment LOC2021-0099

Dear Mr. Wirzba:

Thank you for meeting with me yesterday to discuss Windsor Park's concerns with this land use amendment. I am reiterating our objection to LOC2021-0099 in this letter. Windsor Park has objected to all R-CG applications in recent history. Many of the points presented here have been stated on other applications, however they continue to be of concern to the community.

The major concerns for this location are the site layout, unit size and parking. We understand that there will be R-CG development in a neighbourhood like ours and have tried to have it located along the edges of the community. Now, however, they are being considered in the "core" of our community. We have requested many times to work with the Planning department on a Local Area Plan so that we can have a strategic approach to various development types in the community however, we have been told this is years away and therefore have to address these LOC applications in a piece meal approach.

Windsor Park's specific concerns on this application:

- proliferation of R-CG in the "core" of our community (What does the community define as the "core"? Any properties not adjacent to 50th ave, Elbow drive and the transition area of 56, 57 and 58th ave SW.). Initially R-CG applications were only being considered in these transition areas. Now the planning department is accepting applications for interior "core" lots.
- This 75' parcel (3 x 25' lots) does not constitute a "corner" lot. According to the developer's own drawings part of their proposal is a 2-story duplex with the long axis parallel to the avenue to the North. This is a further digression from the current context of the neighbourhood. We know this is not a DP application, however, the City and Council should consider what possible forms would even be practical to fill this lot and meet the context of the community.
- limited adjacent parking and parking practices already occurring near 50th ave and 6 st SW making it dangerous for kids to cross for school.
- distance of garages from the attached residences facing 51 Avenue.
- The application summary on the city's website states that the allowed maximum number of dwellings would increase from 2 to 6. In addition, the drawings show basement units/suites in each dwelling. An increase of SIX times should not be considered modest densification per the MDP.
- loss of mature trees and reduced setback of the dwellings from the street and avenue reducing green space and visibility for drivers

Windsor Park's general concerns around R-CG development:

- instead of making it easier for developers to flock to R-C2 inner neighbourhoods for redevelopment, the City should encourage densification in more central R-1 communities. All communities should share in the effort to create a sustainable and diverse Calgary core. By only diversifying R-C2 communities, we continue to widen the socio-economic divide in our city.
- four councillors voted against the last R-CG application for Windsor Park LOC2020-0191 this past spring. Part of their argument against the proposal was lack of planning direction and approval of R-CG applications with little discretion. We would encourage more councillors to take this stance. Just because we have no LAP doesn't mean we shouldn't have a consistent plan for development of higher density.

We are supportive of densification in Windsor Park in locations that make sense. There are abundant opportunities for attached or detached infills to replace older bungalows. We object to the leapfrogging of RC-2 developments to RC-G or multi-residential type projects within the core.

This past spring, Council approved LOC2020-0191 on the SW corner of 54 ave and 6 st SW, another R-CG location in the core of our community. In the summer of 2020 an RC-G land use amendment (LOC2020-0014) was approved for 51st ave and 6 st SW. We would also consider this the core of the community. Mayor Nenshi himself indicated that a reason this was a good location was "there is already an RC-G parcel directly north" on 50th ave SW. Contrary to City Council's past claims, precedent is indeed a factor in planning decisions. Now this precedent is being used to push R-CG locations further into the core of the community.

We have also seen an MC-2 land use amendment approved for the core of our community with LOC2017-0367. This location is not on the periphery of the neighbourhood and was vehemently opposed by residents.

We all know that urban sprawl is a concern and densification within the interior of a large city is critical to its long-term health. There are many ways to create that densification in a managed and deliberate process.

There will be no Local Area Plan for Windsor Park in the near future. In the interim, Windsor Park would like to work with the City of Calgary Planning Department and developers to agree on a vision for the community that meets the needs of stakeholders and provides some certainty to residents about densification.

Best Regards,

Greg Freson
Windsor Park Development Committee Chair

cc:

Jeromy Farkus - Councillor Ward 11

Philip Polutnik - Windsor Park Community Association (WPCA) President

Jason Kulsy - WPCA Development Committee Vice Chair

From: bdjeffer@ualberta.ca
To: [Public Submissions](#)
Subject: [EXT] 637 51 AV SW - LOC2021-0099 - Comment from Development Map - Sun 11/7/2021 9:08:13 PM
Date: Sunday, November 7, 2021 9:08:17 PM

Application: LOC2021-0099

Submitted by: Brian Jeffery

Contact Information

Address: 629 51 Ave SW

Phone: 4039686468

Email: bdjeffer@ualberta.ca

Feedback:

As a resident of the area it is clear that the changing the designation of this property to allow for 6 dwellings will have drastic effects in the community. 51st avenue is already dense with duplexes, rentals, and small lots leading to a large amount of people and vehicles present, which is already a concern for residents extending most of the way down the block. Recent development along 5th street has made parking on that block impossible, and there is another 4-plex currently under construction kitty-corner to the 637 51 Ave lot that will accentuate the problem. Addition of 6 units on this corner would be detrimental to the nearby residences, put the future owners of the properties on 637 in a poor position to enjoy the community, and the culmination of the high-density developments will have far-reaching effects that benefit only the development company and not the long-term community. The development plan for Windsor Park restricts densification to the edges of the community, such as along 50th avenue, because there is adequate space for the people and associated cars, visitors, and pets that come with high-density development. Increasing the density allowable for this property within Windsor Park, already one of the most-dense communities in the city, will be doing a disservice to the residents, both current and future. I recommend allowing the property at 637 51st avenue to be developed with 2 dwellings, resulting in a manageable increase in density without sacrificing the livability of the neighbourhood.

From: decolson1@gmail.com
To: [Public Submissions](#)
Subject: [EXT] 637 51 AV SW - LOC2021-0099 - Comment from Development Map - Mon 11/8/2021 9:54:11 AM
Date: Monday, November 8, 2021 9:54:15 AM

Application: LOC2021-0099

Submitted by: Danny Olson

Contact Information

Address: 701 51 AV SW

Phone:

Email: decolson1@gmail.com

Feedback:

As a resident of Windsor Park Community and owner of a neighboring property to this proposed development; I am both excited and host some small concerns for the proposed Multifamily complex that is being proposed.

Firstly, I'd like to address that I am happy to see development within the community both densification and new builds. I believe this brings a much desired diversification to the neighborhood. I support mixed-income level neighborhoods with broad housing types; From large Apartment complexes north of 58th Avenue, to the Single and double Dwelling zoned homes throughout the remainder of the neighborhood. This leads to better neighborhoods. I feel as though many of Calgary's mature and developed neighborhoods are lacking a middle ground housing type. Something like the proposed row-housing, and townhomes can alleviate.

The concerns I have for the proposed development are, Location (lot size), Density, and Existing Landscape. Location and Density go hand in hand. With higher density Row housing, or infill townhomes (as proposed) the dwelling units are designed and built with minimal parking for residents. This by nature requires closer access to other methods of transportation (Cycling, Bus Routes, etc). These high density developments are much better suited to be built on feeder streets within a community where ease access to such amenities is forefront (Ie, 4th ST, 5th ST, Elbow Drive, 58th AVE, and 50th AVE). However this is not always feasible - the proposed lot is within a block from said feeders and surrounded by RC1, and RC2 lots. I raise concerns with the proposed density of 75 units per hectare. This will be a stark contrast to the surrounding parcels of 10-20 units per hectare. Would not a 40-50 unit per hectare be a better compromise for a development that is not located on the best street for high density complexes. This would greatly improve the density of the neighborhood, and also fit in well with the current housing surrounding the lot.

Further more, with a 75 unit per hectare lot the minimum lot covered is the highest that the R-CG zoning will dictate. meaning the loss of several half century old Ash, and Birch trees. If the proposed development was limited to a slightly lower density, for instance 50 units per hectare. (Which would be a 4 unit complex vs the 6 that is proposed). Than many of the mature trees could be utilized and remain in place.

I hope my concerns are not lost on you - I only ask for foresight with this development. Two other lots along 6th Street have been recently developed at the more reasonable rate of 50 units per hectare. I would ask this development follow the same path.

Thanks,
Danny Olson