



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) | Derritt |
| Last name (required) | Mason |
| What do you want to do? (required) | Request to speak, Submit a comment |
| Public hearing item (required - max 75 characters) | Land Use Redesignation, 306-312 25 Ave SW |
| Date of meeting | Jul 26, 2021 |

I would like to express my opposition to this policy and land use amendment in the strongest possible terms.

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

Despite the applicant's claim that the proposed development will "make a great contribution to Mission's character," this proposed development is not sensitive to its context and will not complement adjacent properties. The applicant's response to community association feedback entirely justifies its scale transition with regard to the north and south, but says absolutely nothing about the stark scale issues that would arise to the east and west. Our low-rise, three-storey building would live in the shadow of this inappropriately oversized seven-storey development, as would the three-storey building immediately to the east, at the corner of 25 Ave and 2 Street. As the Community Association highlights, all buildings in our direct vicinity – including the XOLO building on 24 Ave, and a new rental complex directly to the west of our building that is currently under construction, align perfectly with the Mission Area Redevelopment Plan. This proposed development defies the norms of its surroundings and would set a terrible, harmful precedent for future projects in the area. These existing and under-construction developments demonstrate that it is perfectly feasible to build a structure that adheres to the norms and spirit of the community.

I would also like to remind council of the results of the city-led outreach, as outlined in the meeting documents. In response to this outreach, as the documents outline, "approximately 50 residents submitted letters of objection" indicating concerns that

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Jul 15, 2021

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range from increased traffic, parking, and safety issues; the removal of character homes; dramatic changes to neighbourhood character; a deterioration of the streetscape; and concerns related to incompatibility with existing buildings. Moreover, the Cliff-Bungalow-Mission Community Association has opposed this proposal in the strongest possible terms, emphasizing how the proposal directly contravenes the Mission Area Redevelopment Plan, and how it fails to support the City of Calgary's Municipal Development Plan and Guidebook for Great Communities on the basis of inappropriate height, scale, and mass transitions. I have seen absolutely no evidence of any community support for this proposal.