

PUBLIC SUBMISSION FORM



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 and scheduling speakers for Council or Council Committee meetings. 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) Harvey

Last name (required) Woo

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Community Development

Date of meeting (required) May 10, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



(required - max 75 characters)

CPC2022-0244

Are you in favour or opposition of the issue? (required)

Neither

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

Hi

I have a couple of comments.

1. Continuity of residential development in the community is very important. If all of the homes are currently R1... what is the City of Calgary's view on any new applications pertaining to this block? In my previous discussions with the planning dept. it appears the City treats each property separately when this should be looked at a broader view given that this will be the only duplex on this side of the street. Is the city planning on looking at changing all of the properties on this block and all other blocks that are currently R1? What kind of precedent does this application have on any future applications for redevelopment? Why does the city not look at this on a broader redevelopment view in Montgomery instead of 1 application at a time?

2. I have concerns of the orientation and the building and the height of the new development on the property.... will the front doors be facing 22nd Ave. or 52nd St? Are we able to see the development plans prior to the possible approval of the this change from R1 to R2? If the frontage of the new duplex is facing 52nd St. I have concerns with this possible blocking the view of my property. Why is the application for the change to R2 not accompanied by the development plans as this impacts my approval or disapproval of this proposed change? If approved are we able to object the the actual development plans?

I have attached pictures from my deck and you can see the view west from my deck, which is why I am asking about the development documents. I am concerned if the building are oriented to have the front doors face 52nd st. that the buildings will sit down towards where the garage is in photo1. photo2 shows the back of the current property and the front food is facing 22nd ave. This would also change the continuity of the block as a whole.

Again all of my comment are geared towards continuity of this neighborhood. As long as the redevelopment of the property enhances the community and does not take away from the community and the City is taking this into account I am currently neutral as I have not had the ability to see what the actual development is going to be and how this may impact my property, property value and the community as a whole.

Regards

Harvey

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



