

Summary of Community Comments

June 16 CPC, Item 7.1.1, DP2021-1502

Summary of community comments received since 2022 June 06.

Development Permit number DP2021-1502 submitted to The City of Calgary on 2021 March 09 was described as Addition: Multi-Residential Development. The initial notice sign posted on the site 2021 April 25 described the proposed development as Addition: Multi-Residential Development. Comments received in response to the notice were accepted until 2021 May 14.

During preparation of Planning and Development's report to the Calgary Planning Commission (CPC), Administration noted that while an addition to the existing building is proposed, the more accurate description is New: Multi-Residential Development because the proposal is from one dwelling unit to three. Administration posted a second notice at the proposed development site with the updated description. This second notice sign located at the subject site on 2022 June 06 provided an opportunity for additional community feedback regarding the application until 2022 June 15.

In the same way that comments from individual community members are summarized in the Planning and Development report to the CPC, Administration has summarized the concerns from the 24 letters of opposition received from community members since 2022 June 06 as follows:

Building size

- The proposed building is too tall.
- The proposed building is too large.
- The building covers too much of the lot creating a lack of permeable ground and increases flooding.

Elevator location

- The proposed elevator structure should be relocated to minimize offsite impacts.
- Elevator shaft height shouldn't exceed maximum allowed building height.

Building and site design

- A flat roof is not consistent with the pitched roof, heritage character of the area.
- Minimal landscaping at ground level, landscaping requirement not met.
- Shadowing of adjacent properties including the reduced ability to grow food and generate solar power.
- Loss of the existing front porch.
- Proposed waste disposal area is not adequate.
- The proposed development is aesthetically out of character with the street and neighbourhood.

Off-site impacts

- Adjacent property loss of privacy.
- Increased traffic issues, especially within existing lane.
- Increased on-street parking demand.
- Negatively impacts the value of neighbouring properties.



Process concerns

- Too many relaxations are being requested without public benefit.
- Timing of second notice sign did not allow consideration of concerns in the recommendation from Administration.
- Widespread community opposition to this application which has been mis-represented in the Application Outreach Summary and Planning and Development Report to CPC.
- Will set a negative precedent.
- Lack of a shadow study.
- Invalid neighbouring precedent argument regarding Norfolk House, different land use district, different separation distances.

Administration notes that many of the comments of opposition described similar issues in the first and second submission of comments. It is further noted that the process concerns are new topics not addressed in the first submission of community comments.