

Palaschuk, Jordan

From: [REDACTED]
Sent: Thursday, August 25, 2022 10:24 AM
To: Public Submissions
Subject: [External] 5023 21 AV NW - LOC2022-0060 - DMAP Comment - Thu 8/25/2022 10:24:28 AM

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Application: LOC2022-0060

Submitted by: Noah Okros

Contact Information

Address: 5116 21 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Traffic impacts, Shadowing impacts

What are the strengths and challenges of the proposed:

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

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?

General comments or concerns:

This is a profit grab by a developer who has no vested interest in the community or the people in the area. They are attempting to buy an R1 and convert it to an R2 for increased profit. No other zoning changes to my knowledge have been approved in the community and these should also be rejected. If the developer wanted

to develop an R2 property they should have bought a zoned R2 property, not try and change what has already been set as precedent. There are numerous properties in the area already redeveloped on R1 and the zoning should stay the same to respect those properties and the people living in the community.