

Palaschuk, Jordan

From: [REDACTED]
Sent: Tuesday, November 22, 2022 8:46 AM
To: Public Submissions
Subject: [External] 1308 17 AV NW - LOC2022-0076 - DMAP Comment - Tue 11/22/2022 8:45:38 AM

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Application: LOC2022-0076

Submitted by: Rob Calvert

Contact Information

Address: 2 - 1331 17 Ave NW, T2M 0R2

Email: [REDACTED]

Phone:

Overall, I am/we are:

In support of this application

Areas of interest/concern:

Land Uses, Community character

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:

Overall we strongly support this land use change on 17 Ave NW. We own a unit in a 4-plex down the street which was built in 2013. In general, 17th Ave NW is the last street to catch up to the beautiful streets of Capitol Hill on 18th and 19th Ave that have already been developed. There are a few newer townhouse style dwellings on the street that exist already, but there are clearly a number of really old houses that are very much in bad shape in this section of Capitol Hill. We think there is a great opportunity for 17 Ave NW to catch up in development and vastly improve the aesthetic in this area, attract more buyers that are looking for a prime location, and even support the student population of SAIT. There is huge potential here to improve this area for the long term, and approving this land use application will be a fantastic start.