

Palaschuk, Jordan

From: [REDACTED]
Sent: Friday, November 18, 2022 4:16 PM
To: Public Submissions
Subject: [External] 342 32 AV NE - LOC2022-0111 - DMAP Comment - Fri 11/18/2022 4:16:5 PM

Follow Up Flag: Follow up
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Application: LOC2022-0111

Submitted by: Carlos Godoy

Contact Information

Address: 344 32 ave ne, Calgary, AB

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

What are the strengths and challenges of the proposed:

The proposed land use will very likely negatively impact the current residential block. The terrain currently available would be at most suitable for a duplex with it's own in-property parking (i.e. garage). It is already challenging to manage street parking at that location, therefore making the street nearly impossible to be used for visitor and temporary parking.

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

yes, as seen further west of the avenue, a 4-plex or multiplex has created overcrowding of the area, lesser parking spaces, and negligence by condominiums to do basic caring in winter conditions such as snow and ice removal, leading to safety hazards for pedestrians

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?

unsure, perhaps Greening the City and Managing growth and change

How will the proposed impact the immediate surroundings?

amount of parking, building height and number of units, safety and care of the community. All these points will be negatively impacted by a land use change as proposed. Explanations included in answers above. However on a much more personal point, a multiplex, would require substantial use of the area towards the north, blocking sunshine and reducing privacy to the neighboring back yards...

General comments or concerns:

We are more than amenable to having an in-fill at this location, however, we feel like maintaining the land use designation to single detached up to a duplex is the most that this block can absorb in terms of density.

Palaschuk, Jordan

From: [REDACTED]
Sent: Wednesday, November 23, 2022 9:55 AM
To: Public Submissions
Subject: [External] 342 32 AV NE - LOC2022-0111 - DMAP Comment - Wed 11/23/2022 9:54:29 AM

Follow Up Flag: Follow up
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Categories: FUTURE COUNCIL, COMMITTEE FUTURE

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Application: LOC2022-0111

Submitted by: Christina Free

Contact Information

Address: 224 30 Ave NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Traffic 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:

We are neighbors concerned about the impacts of such a large multi-residential unit being built on what is currently a single family home. In particular, we are opposed to the height (3-4 stories, prefer a max of 2-3) and the increased density and it's negative impact on traffic and parking on this street. If this land was redeveloped we would prefer to see either a single household infill or a semi-detached/duplex housing unit.