

**From:** [noreply@calgary.ca](mailto:noreply@calgary.ca)  
**To:** [Public Submissions](#)  
**Subject:** 540 9 AV NE - LOC2021-0213 - DMAP Comment - Thu 4/27/2023 1:19:0 PM  
**Date:** Thursday, April 27, 2023 1:19:04 PM

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Application: LOC2021-0213

Submitted by: Kate Silver & Stephen Valentini

Contact Information

Address: 606 9 Ave NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Privacy considerations, Community character, 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:

Dear Sir/Madam,

I am writing to express my concern about the proposed land use change in the city of Calgary. Specifically, I am concerned about the proposed height of the development and its impact on the surrounding area.

As a resident of Calgary, I am invested in the future of our city and its continued growth and development. However, I believe that this growth must be balanced with consideration for the existing community and its needs. While I understand that four (+) units are becoming increasingly common in inner city areas, I believe that the proposed height of this development is excessive and could have negative effects on the surrounding area.

In particular, I am concerned about the impact that the height of the development could have on the natural light and views of the surrounding area. The proposed development would likely cast a shadow on nearby homes and buildings, potentially reducing access to natural light and views. I am also concerned about the impact that the height of the development could have on our privacy. The proposed development would overlook our backyard, and the increased height could make it difficult for us to maintain our privacy.

Additionally, I worry that the development could have a negative impact on the character of the neighbourhood and the historic nature of the area. I urge the City to carefully consider these concerns when evaluating the proposed land use change and to redesign the development to a two-story structure. While growth and development are important, they must be balanced with consideration for the existing community and its needs.

Thank you for your attention to this matter.

Sincerely,

Kate Silver + Stephen Valentini  
606 9 Avenue NE

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 540 9 AV NE - LOC2021-0213 - DMAP Comment - Mon 5/1/2023 9:34:12 AM  
**Date:** Monday, May 1, 2023 9:34:16 AM

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Application: LOC2021-0213

Submitted by: Jan Woolsey

Contact Information

Address: 532-9 Ave NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Height, Amount of Parking, Community character, 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:

I have concerns regarding the height and appearance of the project. I have sent my

concerns to Marcel Design also. I am not against development but am against bad development. When I look around Renfrew and see some of the new 'row houses' like the one on 8th Ave and 7th Street, it is a poorly built and monstrosity that is not appealing to the area at all. Renfrew has or did have a great character and historical feel to it but now with these type of 'new builds' it is turning into exactly opposite. The height of these 'new builds' seems out of character with older row houses in the area. Taller is better??? I disagree! Parking is already an issue on our street and this will definitely make it worse.

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 540 9 AV NE - LOC2021-0213 - DMAP Comment - Wed 5/3/2023 10:41:38 AM  
**Date:** Wednesday, May 3, 2023 10:41:43 AM

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Application: LOC2021-0213

Submitted by: Gary Orsten

Contact Information

Address: 518 9 Avenue NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Lot coverage,Building setbacks,Community character,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:

The block this property is located on included in The Heritage Guideline Area. The

sign indicates use may be for rowhouse or other multifamily use besides a duplex. Bylaw 1P2007 Part 5 Division 1 Clause 347.3(h) states "must not be located on a parcel that is within a heritage guideline area." for rowhouses. Since "MUST" is an absolute in any contract or law I know of I do not know why this application is even being considered. I therefore see no reason in changing the land use designation. Since plans for the development have not been submitted I cannot comment on other issues with certainty. I am concerned about parcel coverage, front yard setback and other recommendations that are covered by the Heritage guidelines.