

Community Association Response

Received 2023 April 6

From: [REDACTED]
Sent: Thursday, April 6, 2023 12:42 AM
To: Walker, Asia L.
Subject: [External] 502 9A ST NE - LOC2023-0055 - DMAP Comment - Thu 4/6/2023 12:41:33 AM

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Application: LOC2023-0055

Submitted by: [REDACTED]

Contact Information

Address: [REDACTED]

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Lot coverage,Privacy considerations,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:

1. H-GO District Location Criteria: The subject site is not within a contemporary Local Area Plan's Neighbourhood Connector / Neighbourhood Flex Urban form category, and only meets one of the other qualifying criteria: just within 200m of the 1 AV NE Main Street MDP policy area. While a larger assembly may warrant the use of the H-GO District at this location, the small lot size severely compromises the appropriateness of the H-GO District at this location.

2. Site Size: The subject site is a smaller than typical corner lot (33.52m x 12.19m). The H-GO District was created to realize ground oriented housing with high quality shared amenity space. The proposed concept plan appears to lack both private and common amenity space, primarily due to the lot size constraints. The subject site would be more suitable to a 3-unit R-CG style development — see 829 5 AV NE for a relevant example on a corner lot of the same size.

3. More Appropriate Land Use District: The R-CG District has been successfully implemented on a number of similarly sized corner lots in Bridgeland. The R-CG District provides significant opportunity to introduce new housing options to the community in a contextually sensitive way that also acknowledges the unique subdivision pattern of Bridgeland — more compact lots with generally smaller homes. The use of the H-GO District on a site of this size is inappropriate as it will severely compromise the quality of the proposed units and amenity spaces while also unnecessarily impacting adjacent neighbours.