

From: [REDACTED]
To: [Public Submissions](#)
Cc: [svc.dmap.commentsProd](#)
Subject: [External] 2048 43 AV SW - LOC2022-0121 - DMAP Comment - Mon 7/10/2023 6:52:15 PM
Date: Monday, July 10, 2023 6:52:20 PM

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Application: LOC2022-0121

Submitted by: Maria Virginia Castillo

Contact Information

Address: 2034 43 Ave SW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage, Included amenities, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

Challenges

Parking

Property value lost

Garbage collection

Traffic increase

Public service access: school and transit

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

Yes:

Parking 43rd Ave

traffic increased and bike lane safety

CO2 sequestration loses

property value loses.

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?

Opposite to greening city, biosphere impact.

Opposite to connecting to the city, of public transportation frequency and routes don't grow as neighborhood needs.

Compact city, just favorable to foreign investment. Those developments are intended for rentals, not new buyers.

How will the proposed impact the immediate surroundings?

Impacts:

Building heights Vs existing property designs.

Parking along 43 and 42nd

Traffic along 20th main Altadore corridor.

Bike lane safety.

Pedestrian safety closest to one of the busiest intersections in Altadore.

General comments or concerns:

Densification without property tax benefits to existing homeowner owners in the block.

Garbage collection, numbers of bins in the back alley

Parking for potential 12 cars. Later implication to parking permit solution. Considering the commercial usage along 42nd Avenue.

Loss of dense biosphere legacy of bungalow development.

Poor city management, individual applications instead of large 20 street land development consultation.

Unpredictable legislation for Altadore.

Lack of public engagement.



PUBLIC SUBMISSION FORM

Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council agenda.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Maria Virginia

Last name (required) Castillo

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do? (required)	Request to speak
How do you wish to attend?	Remotely
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Community Development
Date of meeting (required)	Jul 25, 2023
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	2048 43 Ave lot
Are you in favour or opposition of the issue? (required)	In opposition
If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video) If you have additional files to attach, email them to publicsubmissions@calgary.ca	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Densification without property taxes benefits to homer owners. Garbage collection Parking. Later implication to parking permit solution. Lost of dense biosphere legacy of bungalow development. Poor city management, and unpredictable future legislation for Altadore. Lack of public engagement, inclusive consultation



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I have read and understand the above statement.

First name (required) Roger

Last name (required) St Louis

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Jul 25, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

ALTADORE LOC2022-0121, Bylaw 105D2023

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Not sure why I am bothering to object when it is a slam dunk by City Planning and Council, who continue to ignore public opinion and often vote for the Developer. My objections are as follows: 1) The information notice does include any logic or benefits for this type of building. 2) The OCP which has a much broader basis of consultation is not being followed. If the City wants to change the OCP then do a broader based consultation. 3) Lack of follow through on the OCP really speaks to can I trust the City to do what it says it will do. 4) The loss of green space and public trees will be significant for this application. 5) The building's are completely out of context to the rest of the neighbourhood and as evidence by the building adjacent on 43 avenue there is little space remaining for street trees and green space. Height matters with respect to adjacent houses and this building overlooking into windows. 6) The benefit of the redevelopment goes to the Developer not the individual who owned the property for 60 years, and this is where following the OCP matters. What you are doing is not morally fair. 7) Lack of parking.