

From: [REDACTED]
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Subject: [External] 1836 17 AV NW - LOC2023-0035 - DMAP Comment - Tue 9/12/2023 9:50:36 AM
Date: Tuesday, September 12, 2023 9:51:02 AM
Attachments: [Dev 0035 11 Sep 23.pdf](#)

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Application: LOC2023-0035

Submitted by: Ian Anderson

Contact Information

Address: 1845 18 ST NW Calgary AB T2M 4V5

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

as attached. I believe Calgarians are not being listened to. This and all other

projects in this area are completely controlled by developer interests.

Attachments:

Dev 0035 11 Sep 23.pdf

1845 18 ST NW
Calgary AB T2M 4V5

11 Sept 2023

Planning Services Centre
City of Calgary Development Office
Calgary AB

COMMENTS ON DEVELOPMENT APPLICATION 2023-0035; 1836 17TH AVE NW

Dear Sir or Madame:

I have several concerns regarding this application that I would like distributed to all participants and especially all members of the City of Calgary Council and the Mayor.

I have frequently commented similarly on other developments in our area. It is not that I am against development and increasing the efficient use of land but it is the manner and type of construction I object to. In talking to my neighbours and others in this area informally and in certain political circles, I hear repeatedly that Council is not listening, is unresponsive to such comments, and essentially rubberstamping any development idea that comes along.

While there are daily comments about a housing crisis, these development proposals have absolutely nothing to do with providing housing needed by Calgarians and certainly NOTHING to do with affordable housing. It is all about developers maximizing profits by dividing lots into as many units they can sell at an increased profit. When the City of Calgary embarked on this need for increased density, I do not think the councillors of that day thought a 600% increase in density (or 1000% increase in another project in the next block) was the way forward.

It is the kind of construction that is dense, with no recreational space, tall, overbearing, dark, closing off all light to adjacent properties that makes these developments overpowering. If, on the other hand, the project under consideration had twice the land to spread out a bit, it would have more space. Rather cynically, many people including myself wonder how they are planning to fit 18 black, blue and green bins in the lot. A four unit row house nearby has 12 lined up by their garage doors and at least four cars parked on the curb!

The City of Calgary has repeatedly compromised, and when hitting an inconvenient block, simply adjusted the rules and otherwise disregarded any criticism:

- a. Not counting secondary suites as units (they have living breathing bodies in them – they exist, they need to be counted.)
- b. Parking: Assuming far fewer people will own cars. Calgary transit is in fact very good and great to get to work IF:
 - i. You don't work shift work, nights, or weekends
 - ii. If you work an easy 30 minute trip on transit Monday – Friday and your partner doesn't work shift work or is on call.
 - iii. If no one works multiple sites.

- c. Making no provision for secondary suites assumes the Calgarians living in them have no cars (University and SAIT students often have a car to go home on weekends!)
- d. To reduce rental costs, units are often shared by two or more unrelated people who have cars (for the above reasons).
- e. And the big elephant in the room – the future impending explosion of E-vehicles and the need to charge them at home.
- f. Fire safety: the more units, closer together, the more certain there will be a catastrophic fire. Watching them being built, I can assure Council that there are few with any attention to attenuating a severe fire risk between units.

With these hyperdense developments, we are losing our tree cover. Trees help cool our city, beautify it and help in the other issue – drainage and flooding abatement. These developments are paving and building over land that helps absorb our periodic torrential rain storms. So much for the City's Climate Emergency Declaration.

Finally, while some consider this area as "*inner city*", there are many City of Calgary signs in our neighborhood describing this as a "*residential neighborhood*". These two classifications are not compatible. We have all manner of schools in both the Public and Catholic school boards – our children went to all three levels. This hyperdense program of development does not support families with children with adequate housing. They will be crowded, with no room for individual play or study and no personal outdoor space.

In summary, I feel strongly that the City of Calgary planning and development procedures are leading our neighbourhoods to many failures and overcongestion with no contingencies for these faults. There appears to be no plan to mitigate or compensate for failure. These will end up as poorly maintained high turnover rental properties. The City of Calgary will end up with a ghetto.

This development procedure is all about developers and dollars. Calgarians and families needing acceptable housing are not part of the agenda.

Could we not ask for a little less dense and more green space?

Sincerely

A handwritten signature in black ink, appearing to read 'Ian B. Anderson', with a stylized, cursive flourish extending to the right.

Ian B. Anderson