

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 240 7 AV NE - LOC2023-0069 - DMAP Comment - Thu 9/7/2023 2:40:14 PM  
**Date:** Thursday, September 7, 2023 2:43:41 PM  
**Attachments:** [LOC2023-0069 Comments - KBeavis.docx](#)

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Application: LOC2023-0069

Submitted by: Krista Beavis

Contact Information

Address: 305 7 Avenue NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

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:

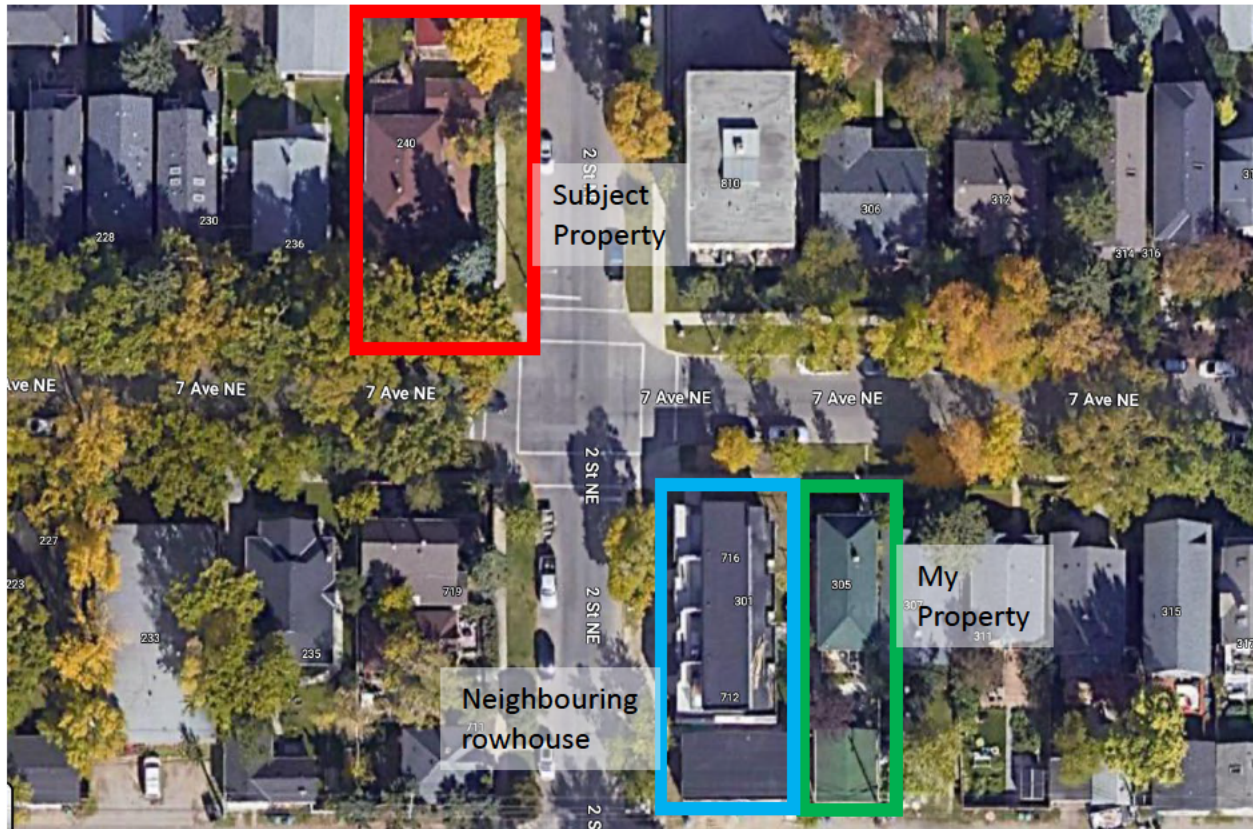
Please see my comments on the attached.

Attachments:

LOC2023-0069 Comments - KBeavis.docx

Good day Councillors,

I am writing to object to the land use amendment application LOC2023-0069 and the associated development permit application DP2023-05163 at 240 – 7 Ave NE. The parcel is approximately kitty-corner to my home, which is a 1914 bungalow at 305 – 7 Ave NE.



I have several concerns about the land use change based on the proposed structure:

1. The building does not meet several of the Heritage Guidelines, including roofline, building setback, lack of front projections (porch, verandah, patio, etc), and the structure is generally not informed by the heritage assets nearby.
2. I am concerned that with 8 proposed units there will not be enough parking and this intersection is already quite busy with traffic and parked vehicles. Four single garages are not enough for 8 units.
3. I live next door to a similar development at 301 – 7 Ave NE. This is a 4 unit rowhouse that was completed approximately 2 years go. It has created significant privacy concerns for me when I'm in my home and in my backyard, and I anticipate similar issues for the proposed development.



View from my backyard.



View from my dining room window.



View from my kitchen window.

4. The neighbouring rowhouse to me has also created shadowing issues in my yard, which I would expect to be similar with the proposed development.
5. Three of the four units next to me have installed air conditioners since building completion. These a/c units generate a lot of noise, particularly when they are running at the same time. The noise isn't a concern when I'm inside my home but does interfere with my outdoor activities at times.
6. The subject lot has abundant greenery and landscaping, including a wrap-around hedge and 4 mature canopy trees that are all scheduled to be removed. Only trees on City property are scheduled to remain. New tree plantings only include columnar varieties that don't contribute to tree canopy. How will the City meet its goal of doubling tree canopy when 70% of trees are on private land and frequently being removed for large redevelopments in Crescent Heights?
7. The proposed development doesn't address the current Climate Emergency that was declared by Calgary's Mayor and Council on November 15, 2021. The building materials from the existing structure will go to landfill, mature canopy trees with me removed thus reducing natural shade and cooling, and high lot coverage will create a heat island effect

which is already present kitty-corner. New building materials will be required, which produce emissions during manufacture.

8. Council has declared a housing affordability crisis, and this R-CG development will do nothing to stem that. Each of the unit next to me sold for more than I paid for my single-family home. Luxury rowhouses are out of reach for the average Calgarian, particularly those within a low-income bracket.

I appreciate the need for increased density, but I feel there are smarter ways to achieve this:

- a. Adaptive reuse of the existing structure.
- b. Simplify the process to add secondary suites.
- c. Simplify the process and allow for laneway homes, in addition to secondary suites.
- d. Focus increased density on main streets, within activity nodes, and along neighbourhood connectors as defined in the Municipal Development Plan and the North Hill Communities Local Area Plan.

I urge Council to be thoughtful with redevelopment of established areas, such that it will benefit the existing residents who love their communities and have extended time, money and effort in their maintenance and character, and also meet the needs of new residents.

Regards,  
Krista Beavis