

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 1540 18 AV NW - LOC2023-0137 - DMAP Comment - Fri 11/3/2023 10:26:38 AM
Date: Friday, November 3, 2023 11:26:43 AM

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Application: LOC2023-0137

Submitted by: Melissa

Contact Information

Address: 1536 18 Ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

My Key Concerns:

- 1) No homes on this street are zoned to 3 stories in height, this proposed development would likely reach this height and does not fit with the overall character of the avenue (quiet cul-de-sac); this is a significant densification.
 - a. This type of rezoning in the inner community will open the door for mid-block rezonings as well. This sets a poor precedence on the preservation of Capitol Hill's inner streets/avenues outside of 20th / 24th avenue and 19th street corridors.
- 2) Parking is already a scarce commodity due to the proximity to the Community center, SAIT, and other developments along 20th avenue. Proposed development provides a single-vehicle garage for each above grade unit; there is a high likelihood of 12+ vehicles being added to the streets for this development alone. There is already a scarcity of parking, which makes it difficult for visitors and the immediate neighbourhood to access their homes.
- 3) Rear laneway is already strained for space; the additional density of bins for trash/composting/recycling (up to 24 bins) and vehicles would further exacerbate this issue. (Please drive by the alley on 20th/19th Ave with the multi townhomes back on to on a garbage pick up day, and you will see how the rearlanways are impacted.. in particular in the winter months with the compact snow and ice.
- 4) Increased traffic flow on an already busy 15th street entry/exit to 20th avenue. This will require additional traffic control infrastructure, pedestrian lights. Visibility for walkers and drivers is already strained.
- 5) Proposed design would effectively block out our backyard as well as the home further west of us from sunlight in the early evening (R-CGs can build up to 11m in height). The existing 1540 property would also see many of the Elm trees removed as part of the development.

Attachments: