

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 637 53 AV SW - LOC2023-0139 - DMAP Comment - Fri 11/3/2023 11:03:3 AM  
**Date:** Friday, November 3, 2023 11:03:06 AM

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Application: LOC2023-0139

Submitted by: Danine Birkholm

Contact Information

Address: 707 - 54 Avenue SW, Calgary AB

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Privacy considerations, Traffic impacts

What are the strengths and challenges of the proposed:

The strength is that new development can be great for communities; however, it has to be done right! WP is struggling under extreme development along 6th Street and every new development seems to be town/row houses. Would the developer consider doing something different like side by sides?

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

New development affects everyone in the neighborhood with the increased noise, extra garbage (where does this garbage come from??) and potential sidewalk and street closures.

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?

Section 2.3.2 of the MDP talks about respecting and enhancing the neighborhood character. Although there are numerous row/townhouses now - these were NOT part

of the original neighborhood character. Unfortunately, we've witnessed too many events where once the developer gets their permit, they no longer care what the residents of the community want.

How will the proposed impact the immediate surroundings?

Tree coverage - why to they need to mow down every single mature tree? Parking - the average household in Calgary has 2 vehicles. Where are all these cars going to park? This also increases traffic (day and night) and that means more car alarms going off regularly.

General comments or concerns:

I am directly OPPOSED to this land use change application.

Attachments: