

Community Association Response

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Walker, Asia L.

From: development@myrosedale.info
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Subject: [External] 1619 9 ST NW - LOC2023-0173 - DMAP Comment - Thu 8/10/2023 10:35:4 AM

Categories: Blue category

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Application: LOC2023-0173

Submitted by: Rosedale Community Development Committee

Contact Information

Address: 901 11 Ave NW

Email: development@myrosedale.info

Phone: 4034772012

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character

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:

1

The Community is opposed to this Land Use Designation Change as most residents purchased property in the community because of the RC1 designation. Many of the lots in Rosedale (including 1619 9 St NW) have a restricted covenant protecting the nature of a single dwelling on a 50ft lot.

Most residents who moved into Rosedale from other inner city neighbourhoods did so because of the nature of the properties, ie. large lots with single-family homes. No in-fills.

Parking-most streets in Rosedale already have limited parking with existing cars parked in front of houses.

Look at any neighbouring community with in-fills and their lack of available parking.

Traffic- this will be increased from existing levels proportionately to the number of additional residences.

Noise levels- We are a smaller quieter community, which will be impacted by higher density. Increasing the number of homeowners in the community will inevitable increase the overall noise levels to our much sought after quieter neighbourhood.

Rosedale is a unique community north of the river. It is the only RC-1 dominant community within a half hour walk to the downtown business center; for this reason it is attractive to those who work in the core.

Many have bought houses/lots in Rosedale knowing and expecting restrictive covenants- most of which have been in place since the early 1900's- would be honored.

Sets a precedent. With subdivision for in-fills allowed, could this lead to further re-zoning (duplexes, four plexes, etc.)

Potential reduction in house values if subdivision causes a reduction in the demand for property in the neighbourhood.

Thank you for the opportunity to submit comments!