

Palaschuk, Jordan

From: [REDACTED]
Sent: Wednesday, November 1, 2023 5:30 PM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 1009 24 AV NW - LOC2023-0114 - DMAP Comment - Wed 11/1/2023 5:29:40 PM

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Application: LOC2023-0114

Submitted by: ASICA Limited

Contact Information

Address: 123, 1401 Centre A St NE, Calgary, AB

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Amount of Parking, Community character, Traffic impacts, Offsite impacts

What are the strengths and challenges of the proposed:

The area is located at the dead end of road which would cause issues with parking and congestion.

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

The area is a quiet neighbourhood with a heritage park. There are families in the area who already find the park use busy; there will be too much congestion with row houses in the cul de sac

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?

No the proposed changes are not aligned with the goals outlined above.

Compacting the density is not favourable in this community

How will the proposed impact the immediate surroundings?

The proposed land use - building of 11 m height and 5 row house units on this land - will negatively impact the neighbourhood and the neighbors' quality of life - there will be detours, there will be safety issues in an area where people are playing in the street, and there will be parking issues

General comments or concerns:

The proposed land use should be within the current designation of duplex with 10m height.

Attachments:

Palaschuk, Jordan

From: [REDACTED]
Sent: Wednesday, November 1, 2023 5:36 PM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 1009 24 AV NW - LOC2023-0114 - DMAP Comment - Wed 11/1/2023 5:36:4 PM

Follow Up Flag: Follow up
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Application: LOC2023-0114

Submitted by: Grace Sit

Contact Information

Address: 1018 24 ave NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

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

What are the strengths and challenges of the proposed:

There isn't room for increased density of housing in this small cul de sac

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

yes. There is already not enough street parking. The increased density would be dangerous for the kids who play on the street.

the units would be facing into the alley and would impede traffic and safety through that route - it is not appropriate anyhow for houses to face into an unpaved back lane

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?

No the changes are not compatible - not an appropriate way to manage growth and change. The community feel will be degraded by a busy 5 for unit.

How will the proposed impact the immediate surroundings?

There is not enough parking to accommodate extra units. The quality of the neighborhood- quiet streets, safe to play in, would be negatively impacted.

General comments or concerns:

This land should not be redesigned - it should stay within the current guide of up to 2 units facing towards the road (24th Ave), with a setback aligning to the other houses, and no increased height

Attachments:

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 1009 24 AV NW - LOC2023-0114 - DMAP Comment - Wed 11/1/2023 6:21:17 PM
Date: Wednesday, November 1, 2023 6:21:36 PM

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Application: LOC2023-0114

Submitted by: Damian Sit

Contact Information

Address: 1018 24 AV NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density,Community character,Traffic impacts,Shadowing impacts

What are the strengths and challenges of the proposed:

traffic

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

if the proposed application is accepted, it likely will hinder the roads, making our commutes less enjoyable.

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?

it might help compact city but it might not do managing growth and change

How will the proposed impact the immediate surroundings?

it might look worse

General comments or concerns:

ok.

we do not support this proposal

https://forms.calgary.ca/content/forms/af/public/public/pl1285/_jcr_content/guideContainer/rootPanel/items/panel_927917032/items/panel_2114534902/items/panel/items/guideimage_163484116.img.png/1636479002060.png

Attachments:



PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

First name (required)	Philip
Last name (required)	Carr
How do you wish to attend?	
If you are providing input on service plans and budget adjustments, please indicate if you require language or translator services. (required - max 75 characters)	No services required
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Nov 14, 2023
What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published here .)	
(required - max 75 characters)	LOC2023-0114
Are you in favour or opposition of the issue? (required)	In opposition
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am opposed to the Application. I am not opposed to new developments, provided that they are done in a thoughtful manner and respect the existing character of the neighbourhood. This proposal seeks to add a total of four new units (two units in a semi-detached dwelling plus two secondary suites) to a property that already has a semi-detached dwelling on it. That would make a total of six units on this one parcel. For reference, the entire balance of this dead-end Avenue (24 Avenue) only has a total of eight dwelling units on it. This proposal would result in severe overcrowding, thus diminishing the quality of life for residents on the Avenue. It would also create parking and traffic issues, as well as overshadowing concerns for adjoining properties.