

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 539 14 AV NE - LOC2023-0175 - DMAP Comment - Sat 10/28/2023 7:14:38 PM  
**Date:** Saturday, October 28, 2023 7:14:43 PM

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Application: LOC2023-0175

Submitted by: Stephen & Meagan Ross

Contact Information

Address: 513 14 Avenue NE

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Traffic impacts

General comments or concerns:

Already, parking on our street is a nightmare. There is a constant struggle to find spaces.

Increasing the height of the building to a max of 11m across from the park will take away from the nature of the park. It will also be an eye sore on the street, as it will be the tallest building.

In addition, that intersection already has a lot of traffic (and a lot of people not abiding to the stop signs). A large unit, with cars parked along the street will add to the issues.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 539 14 AV NE - LOC2023-0175 - DMAP Comment - Thu 10/26/2023 3:36:43 PM  
**Date:** Thursday, October 26, 2023 3:36:47 PM

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Application: LOC2023-0175

Submitted by: Robert Kubke

Contact Information

Address: 632 - 14 Ave NE

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

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:

In response to the notice board posted at the property, and the details listed

thereon, I wish to submit my opposition to the proposed land use change, for the following reasons:

- 1) The proposal is to allow 3 storey development - this is a 2 storey neighbourhood, and the 3 storeys would be inconsistent with the character of the neighbourhood.
- 2) The proposal is for up to 4 dwelling units (row houses) - this is inconsistent with the character of the neighbourhood, whereby the norm is single family homes or 2 attached dwellings.
- 3) Privacy - I have great sympathy for the neighbour to this lot. Elsewhere where these row houses have been approved, the neighbour loses all privacy, whereby 4 back decks are right up to their fence line. This also means 2 (or in this case 3) storeys of windows are looking directly into the neighbours back yard. This is an unacceptable impact on the neighbour.
- 4) Devaluation of the neighbours property - because of #3 above, this land use change would certainly devalue the neighbour property, with no compensation, which is totally unfair.

Attachments:



## PUBLIC SUBMISSION FORM

CC 968 (R2023-10)

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First name (required)	Liam
Last name (required)	Cogill
How do you wish to attend?	Remotely
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
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 <a href="#">here.</a> )	
(required - max 75 characters)	LAND USE REDESIGNATION BYLAW 203D2023
Are you in favour or opposition of the issue? (required)	In favour
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	

Liam Cogill  
10947 Harvest Lake Way NE  
Calgary, AB, T3K 3Y7  
Liamcogill88@gmail.com  
587-703-6941  
November 6, 2023

Calgary City Council  
800 Macleod Trail SE  
Calgary, AB T2P 2M5

Subject: Re: Proposed Land Use Redesignation at 539 – 14 Avenue NE

Dear Members of the Calgary City Council,

I am a Real Estate Development student at Haskayne School of Business. I am writing to express my thoughts and recommendations regarding the proposed Land Use Redesignation Bylaw 203D2023, which seeks to redesignate the land located at 539 – 14 Avenue NE from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District. This is an educational assignment.

Having visited the site and the surrounding neighborhood, it is evident that the proposed redesignation aligns well with good planning and real estate development principles. I wholeheartedly support this application for the following reasons:

Neighborhood Context:

The neighborhood in question, Renfrew, has witnessed a significant transformation in recent years, with many corner lots being redeveloped into 3 or 4 unit row houses. The proposed redesignation at 539 – 14 Avenue NE aligns with this evolving trend and fits seamlessly into the neighborhood context. This transition to grade-oriented infill development will contribute to neighborhood cohesion and aesthetic appeal.

Effective property Use: Single- and semi-detached homes are the main uses permitted by the existing R-C2 designation, which may not be the most economical use of available property, particularly in a region where housing demand is rising. In contrast, R-CG promotes multi-unit developments that maximize land usage in expanding metropolitan areas by allowing more people to live on a given plot of land.

Diverse Housing Options:

A wider spectrum of inhabitants, including young families, professionals, and empty nesters, can now find homes in the neighborhood thanks to the introduction of grade-oriented infill housing. The community's general livability and inclusivity are improved by this variety.

Increased Density:

The transition to an R-CG district fosters increased residential density in the area. Higher population is known to bring more customers to local businesses, improve public transportation, as well as make a more lively community. It also promotes sustainability by reducing the need for extensive infrastructure expansion.

Preservation of Green Spaces:

By using grade-oriented infill development, by being able to fit more residents onto a parcel of already residential land, there is a greater likelihood of preserving green spaces within the neighborhood, such as the park across the street. This approach allows for a good balance of urban development and greenspaces and parks, making life better for residents.

Economic Benefits:

Real estate developers, construction jobs, and possibly higher property values are just a few of the ways that the redesignation that is being suggested can boost the local economy. These advantages might play a big part in drawing investment and reviving the area.

To conclude, the redesignation of the land at 539 – 14 Avenue NE from R-C2 to R-CG is a thoughtful and timely decision that is true to both good planning and real estate development practices. It follows the theme of Renfrew's re-gentrification, optimizes land use, offers multiple housing forms, increases residential density for Calgary's growing population, preserves green spaces, and brings potential economic benefits. I strongly agree in supporting this application, as it aims to increase the overall sustainability and availability of Calgary's housing market.

Thank you for your time and consideration in reading my letter. If you have any further questions for me, please reach out.

Sincerely,

Liam Cogill