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**Subject:** [External] CIRC. REF - 1402 4 ST NW - LOC2023-0056 - DMAP Comment - Sat 11/18/2023 4:24:6 PM  
**Date:** Saturday, November 18, 2023 4:22:57 PM

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THIS IS A CIRC REF.

Application: LOC2023-0056

Submitted by: Michael Chu, Architect AAA, SAA

Contact Information

Address:

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, Shadowing impacts

General comments or concerns:

The initial application documents were submitted earlier in the year (~March/April 2023). The proposed development is pursuing a maximum lot coverage that will adversely affect the neighboring site. The orientation of the building will be facing 13th, at the dead end.

The development should consider the Heritage Guidelines for the North Hill Communities Local Area Plan. The original documents identified a modern, flat roof design that would contradict the guidelines being reviewed.

Shadowing studies should be performed to not adversely affect neighboring sites and lot coverage should be maintained to ensure the community's character and language is kept.

Privacy is concerning with the only outdoor area being proposed was roof top views over the neighboring lots.

The parking that is assumed will be at the closed off end of this street. There will likely be an increase in violating this one way, dead end by occupants as this will be their only place to park. It currently sees excessive violation as it is.

Our original comments from April 5, 2023 with the initial application.

To whom it may concern, regarding land use amendment for 1402 4 street NW, we are in opposition of the proposed resignation as the proposed development has the following concerning modifications that we can observe on the supplied plans:

1. Setback closer to the walkway - the major setback face of the west elevation appears to be further forward than the houses along 4th street which we believe will create an unsuitable pedestrian interface that will interrupt the rhythm and cadence of the streetscape. The apartment building at 1606 4th St respects this setback requirement as do a majority of the homes other than small mud vestibules and verandas that reinforce the language of the street.
2. It is likely the development will be more storeys than what is in the area to establish square footage and lot coverage for acceptable return on the property. This is concerning in respect to privacy and shadows likely being cast across the immediately adjacent property to the north at 1406 and partially on 1408, especially in winter, Height of this building will give views into adjacent properties due to likely proposed heights of this development into the neighboring yards.
3. There are many mature trees on this property. These are slated for demolition in these plans and greatly reduces the effects the urban forestry of the neighborhood.
4. The Heritage Guidelines for the North Hill Communities Local Area Plan would need to take precedence to address massing and respect to the heritage qualities of the community.

Attachments: