

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 69 6A ST NE - LOC2023-0264 - DMAP Comment - Tue 1/9/2024 8:22:3 AM
Date: Tuesday, January 9, 2024 8:22:08 AM

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Application: LOC2023-0264

Submitted by: Anthony Imbrogno

Contact Information

Address: 41 6A St NE

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Building setbacks

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:

Re: Bylaw 3P2024

Comments are in regard to LOC2023-0264. The proposed development should not

receive permission to amend the policy under the Bridgeland-Riverside Area Redevelopment Plan. The requirement of 1.25 parking spaces per unit is necessary, particularly in this corner of the area, which is on a cul-de-sac and next to the off leash park as well as one block from Riverside School (meaning that parking is already limited). The neighbourhood is dealing with the impacts of growth, including limited parking given ongoing densification of the neighbourhood. While densification is necessary given in-migration to the city and affordability issues, it must be managed in a way that respects the existing neighbourhood, its character and livability. Denying the exemption will enable the community to manage its growth without overly deleterious impacts. Further, there is no alleyway for bins, meaning that collection will take place on 6A Street. The off leash park that is at the top of the hill next to the proposed development is already heavily littered. The addition of multiple bins will only see growth in the litter problem and further congestion on the sidewalk and pathway. Finally, placing a large building right next to the slope of the off leash park may pose a risk to the stability and integrity of the slope. Overall, the amendment must be denied and the design reconsidered.

Attachments:



Public Submission

CC 968 (R2023-10)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name [required] Anthony

Last name [required] Imbrogno

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jan 16, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



Public Submission

CC 968 (R2023-10)

[required] - max 75 characters

Bylaw 3P2024

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)

Re: Bylaw 3P2024

Comments are in regard to LOC2023-0264. The proposed development should not receive permission to amend the policy under the Bridgeland-Riverside Area Redevelopment Plan. The requirement of 1.25 parking spaces per unit is necessary, particularly in this corner of the area which is already has limited on-street parking due to being on a cul-de-sac next to an off leash park as well as one block from Riverside School. The neighbourhood is dealing with the impacts of growth, including limited parking given ongoing densification of the neighbourhood. While densification is necessary given in-migration to the city and affordability issues, it must be managed in a way that respects the existing neighbourhood, its character and livability. Denying the exemption will enable the community to manage its growth without overly deleterious impacts. It must be noted the neighbouring property to the north is now up for sale, with a note on the For Sale sign indicating it is available for redevelopment, thus increasing the risk of parking problems and traffic right next to the school. Further, there is no alleyway accessible to this property, meaning that trash collection will occur on the street. This will further congest the sideway and pathway next to the park and risks increasing the litter problem that is occurring at the top of the off leash park next to the development. As well, placing a large building right next to the slope of the off leash park may pose a risk to the stability and integrity of the slope. There is also the problem of massing, particularly the rear (west-facing) area of the development, which will hover over the houses directly next to it that are on 6 Street, impacting their privacy and use of backyard. The massing issues also applies to the south, impacting the privacy of the neighbouring units on the other side of the park. In sum, the application to amend should be denied and the proposal redesigned.