

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1832 27 AV NW - LOC2023-0276 - DMAP Comment - Wed 2/21/2024 11:28:19 AM  
**Date:** Wednesday, February 21, 2024 11:28:23 AM

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Application: LOC2023-0276

Submitted by: Leah Zelin

Contact Information

Address: 2516 17A St NW Calgary AB T2M3S6

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Privacy considerations,Community character,Shadowing impacts,Offsite 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:

I am opposed to this proposed development, specifically to the height increase

proposed in this 3-storey rowhouse structure, which impacts the privacy of neighbours, the character of the neighbourhood, and also impacts and vastly increases the population density. A 2-storey building would be more reasonable in terms of respecting privacy of neighbours and the character of the neighbourhood, and moderately increasing density.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1832 27 AV NW - LOC2023-0276 - DMAP Comment - Sat 2/24/2024 4:16:13 PM  
**Date:** Saturday, February 24, 2024 4:16:23 PM

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Application: LOC2023-0276

Submitted by: Vanessa Rakochy

Contact Information

Address: 2824 18 St NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Lot coverage,Building setbacks,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 proposed change will affect my property as I need to drive past two sides of the proposed development and into a narrow back alley to access my single car garage. There are many new row houses in the neighbourhood and they are built using so much land that the city garbages have no room and end up being hit by oncoming traffic and the tenants can barely drive into their garages with the limited space because the garages have no entry pad to allow room.

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?

The city needs more housing, but for this area, having it remain R-C2 would mean that a larger duplex (infill) could be built by the developers and this would mean that 2

families could move in, each have a garage and some yard left. Turning this lot into R-CG usually means 4 row houses and cutting down every tree (which does not align with greening Calgary). The two trees on this lot are 50+ years old and they need to remain as they are part of the character of the area.

How will the proposed impact the immediate surroundings?

The neighbour next door will have no sunshine if this development R-CG is built to 11 meters. The parking could be a problem if owners have more than one vehicle, and 4 families move in. The garages could hold 4 vehicles, but if the new owners have 2-3 vehicles then it's massive congestion. The current house has a driveway on the long side of the house, and an attached garage, so they don't need to go to the back alley to park. Row houses can't fit this orientation.

General comments or concerns:

I'm not opposed to re-developing the property, but I want Capitol Hill to retain character, preserving the 70 yr old trees (2 of which are on the edges of the lot) and having at least some green landscaping possibilities. R-C2 means they can still build appropriate infills, etc, R-CG means they can potentially cut down every tree, build to 11m and use every inch of land, which creates too much density and lack of aesthetic in the area. Build something more reasonable, that accommodates more families than can currently live there, but build it beautifully.

Attachments:

IMG\_4381.jpeg







**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 1832 27 AV NW - LOC2023-0276 - DMAP Comment - Mon 2/26/2024 2:43:40 PM  
**Date:** Monday, February 26, 2024 2:43:45 PM

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Application: LOC2023-0276

Submitted by: Henry van de Vliert

Contact Information

Address: 2816 18 ST NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height,Density,Amount of Parking,Lot coverage,Community character

What are the strengths and challenges of the proposed:

The proposed designation change, in my opinion has numerous drawbacks. It introduces into the streetscape a residential bldg out of context with the original homes and infills already constructed by adding additional allowance for the buildings overall height and the increased amount of lot coverage due to 4 units vs 2 units it is now designated for. The lot size, location and positioning will accommodate 2 residences but not 4. Pedestrian access to the units will be restricted from the back.

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

Yes, it appears that with the proposed building, there cannot be garages developed for each unit. Alley access is from the width of the lot, not the length. Parking (potentially up to 8 vehicles for the 4 units) would be on the street causing access issues to the rear lane for those living on the east side of 18 ST and north of 27 Ave. As well the mature (~70 yrs old) trees currently on the lot would need to be removed to accommodate the footprint of the bldg removing character of the area

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 it doesn't align. It has potential to move all greenery and landscaping to accommodate footprint. The proposed change does not manage growth in the area, in fact complicates use of the community.

How will the proposed impact the immediate surroundings?

The proposed change will remove from the neighbourhood the character and ambiance of the original homes and the homes/duplexes built as infills. It will add unnecessary congestion to a residential street. The proposed height will block sun light and cause shading such that the home immediately next door will lose enjoyment of their rear yard.

General comments or concerns:

Any development on the lot needs to take into consideration the lot location and positioning on the street. It is not conducive to development of 4 units as commonly now seen on many streets. It needs to ensure retention of trees and yard space a feature of all the development on the street thus far. It needs to ensure adequate off street parking and avoid congestion in a purely residential area.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 1832 27 AV NW - LOC2023-0276 - DMAP Comment - Tue 2/27/2024 7:25:8 AM  
**Date:** Tuesday, February 27, 2024 7:25:14 AM

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Application: LOC2023-0276

Submitted by: Tess Storck

Contact Information

Address: 2828 18 street NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Density, Amount of Parking, Lot coverage

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:

Concerned about row houses congesting the street. Also, the lot has some very old and lovely trees that are so valued in these older neighbourhoods that we would hate



to see cut down to allow for the building of a larger unit on the lot.

Attachments: