

# Community Association Response

**From:** [planning@mcapeople.com](mailto:planning@mcapeople.com) <[planning@mcapeople.com](mailto:planning@mcapeople.com)>  
**Sent:** Thursday, October 12, 2023 12:07 AM  
**To:** Chaudhary, Geneva <[Geneva.Chaudhary@calgary.ca](mailto:Geneva.Chaudhary@calgary.ca)>; svc.dmap.commentsProd <[svc.dmap.commentsProd@calgary.ca](mailto:svc.dmap.commentsProd@calgary.ca)>  
**Subject:** [External] 1804 51 ST NW - LOC2023-0274 - DMAP Comment - Thu 10/12/2023 12:06:39 AM

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Application: LOC2023-0274

Submitted by: Montgomery Community Association - Planning

### Contact Information

Address: Montgomery

Email: [planning@mcapeople.com](mailto:planning@mcapeople.com)

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Privacy considerations, Traffic impacts, Shadowing 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:

We are opposed to this proposed application for a number of reasons. In general, this type of building will be a large building within the community that is a mix of single family houses and duplex. This unit is fine on a main road, such as Bowness Road. There will be concerns with privacy, as the windows along the side will look directly into the adjacent property, shadowing impacts, etc. Also these type of properties eliminate outdoor space. We would be supportive of a duplex or a single family development.

Attachments: