

Palaschuk, Jordan

From: [REDACTED]
Sent: Tuesday, April 2, 2024 9:35 AM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 2221 23 AV NW - LOC2023-0287 - DMAP Comment - Tue 4/2/2024 9:35:4 AM

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Application: LOC2023-0287

Submitted by: Mikaela Tapuska

Contact Information

Address: 2408 22A St NW

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, 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 continue to be opposed to this application, for reasons previously stated the last time the application was open for feedback (which I have submitted for this particular lot at least twice already):

A trend I have noticed with recent corner lot developments is that the proposed changes always start off supposedly being for a 3 to 4 unit complex. However, the developers seem to have a sneaky way of adding secondary basement suites, so that suddenly a lot that had one household on it now in essence has 6 to 8 (more often than not, 8). In fact, the proposed land use change sign for this case clearly states "a minimum of 3 dwelling units, and a maximum of 4 units", but when one looks at the proposed development map on the City of Calgary's website there are 6 individual unit numbers marked on this one lot. So much for a maximum of four... at least have the courtesy of being honest about the development plans with those of us who live here and love the charm of this neighbourhood. Parking is turning into a nightmare in this area and the suggestion to simply use the train is a cheap excuse for the lack of adequate parking provision, as anyone who has taken the C-Train in recent years knows that the Banff Trail Station is one of the worst in the city even during daylight hours.

Another concern is due to how monstrously large the complexes are being built to accommodate not a single home or even a duplex, but an 8-plex, the beautiful mature trees of the neighbourhood are being cut down to make room for them. This not only changes the aesthetic of the neighbourhood for the worse, but makes absolutely no sense from an environmental perspective, especially when the City simultaneously claims that we need to plant more trees. Maybe it would be wise to stop cutting perfectly healthy ones down in the first place. It is noticeably hotter walking around during the summer by those lots without the trees' shade cover, which impacts recreation and even simple day-to-day life such as being able to take your dog for a walk. I understand perfectly well that some of these houses are run down and need to be refurbished, or that some trees get old/sick and need to be removed for general safety purposes. It would be better for everyone in this community if that were done in a way that maintains the charm and the character of this neighbourhood, rather than the current approach which seems only to benefit the developers' profit margins while simultaneously ruining the aesthetic of this area.

We are facing an affordable housing crisis here in Calgary, and previously developers and city council have made claims that building more homes (infills) in this area would make it more affordable for people to buy homes here. That was CLEARLY a bold-faced lie, as the new infills are being sold for over-inflated prices, or are sold to rich landlords (before they are even finished being built, in some cases) who then charge exorbitant amounts for rent. How exactly are ordinary people supposed to afford that? Our politicians in this city need to remember that they work for us, the people, not big companies who want to make a buck at our expense - they seem to have forgotten this. We need to be spoken to honestly regarding these issues, which does not seem to be happening in this push for new development changes.

Attachments:

Palaschuk, Jordan

From: [REDACTED]
Sent: Tuesday, April 2, 2024 8:48 AM
To: Public Submissions; svc.dmap.commentsProd
Subject: [External] 2221 23 AV NW - LOC2023-0287 - DMAP Comment - Tue 4/2/2024 8:47:42 AM

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Application: LOC2023-0287

Submitted by: Christine Schwab

Contact Information

Address: 2408 - 22A Str NW

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, Community character, Traffic impacts, 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:

This is the fourth time that a sign has been put up for comments on this property. Why must we keep doing this? Our answers are still the same.

This neighbourhood had a restrictive covenant on it (brought in through the province) that allowed for maximum 2 homes on the property, and this was bringing in many new families to the area which was welcomed. Their footprint was minimal, and they were leaving the big beautiful healthy trees that have graced our area for the last 75 years, while increasing the density of the neighbourhood correctly.

The idea this brings in “affordable housing” is unfortunately not true. With these new zoning laws, these new properties are not being bought by families (as they were previously), they are being bought by rich absentee landlords who are either renting them out as Air B&B’s or renting them out for exorbitant rents.

This is detrimental to the community, and I fear this is being promoted by people with a lot of money that do not have the best interests of Calgarians at heart.

These developers have no regard for, and are destroying all the magnificent trees that were here (and are very important to fight Climate change). This increases summertime temperatures as all the important shade is being removed, not to mention the life giving oxygen trees provide. They are being replaced with cement jungles (called row housing). How is this good for fighting climate change that city council keeps talking about? This will create further parking problems in our neighbourhood as it is already difficult somedays to find parking already.

With this new zoning, the neighbourhood becomes more and more transient, which is directly opposite of the great community that we had here. But perhaps this is what council is trying to do?

City council is supposed to work for and represent the people that elected them. Unfortunately, this does not seem to be the case anymore either.

Try listening to what the people are asking for, rather than ramming zoning down our throats that is not beneficial to the residents.

Attachments: