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Subject: [External] 1339 40 ST SE - LOC2023-0337 - DMAP Comment - Tue 4/30/2024 2:55:26 PM
Date: Tuesday, April 30, 2024 2:55:32 PM

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Application: LOC2023-0337

Submitted by: myles martinelli

Contact Information

Address: 1502 40 ST. SE CALGARY, ALBERTA T2A1K2

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, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

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:

My name is Myles Martinelli and I intend to keep this brief. My fervent hope is my engagement will be valued and taken with weighted consideration as much as I value to opportunity to provide some years long experience living in this area. I own the property on the corner, 1502 40 ST. SE, directly southeast of the applicants property. I've owned my property since 1995 and have called it home for many years during that tenure. I've seen many changes in the neighborhood and in past years I've been part of community involvements that have been extremely positive. I cite community cleanups as a shining example. It was in Forest Lawn where it started with only a few people. A great initiative that has spread throughout the city over the years. I mention this because it took effort, compromise and of course hard work to make it happen with all the stakeholders involved; essentially people across the entire city from administrators and employees to hundreds if not thousands of volunteers. I think it's important to say at this point I'm not really against development. I, like so many others, am a stakeholder with this application. But I cannot support this development the way it is currently drafted. I completely understand the aspect of greater density and the current freneticism surrounding rezoning. Our housing "crisis" is a problem that took years to come to the fore and it will take some time to fix. However, "swinging for the fences" and trying to fix a disproportionate piece of the crisis on a small corner of a Forest Lawn Street by constructing 14 units is not a solution. In fact, it's my belief that in the end a development like this will create more problems than it solves within the fabric of the neighbourhood and our society in general. It's no secret there are plenty of social and other issues in Forest Lawn. However, there are too many other deficient aspects with this application to make this project work on that parcel of land. Every one of the items listed on the city's own website; the land use, lot coverage, setbacks, height, amenities, privacy as well as amenities and community character are all significant issues. However, the biggest factors from my perspective are density in conjunction with parking and traffic impacts. With the school across the street, I have grave concerns about the traffic and parking issues considering what I've witnessed over the years. One of my other community efforts in years past resulted in a sidewalk on the north side of 14 avenue from 40th – 41st street with crosswalks painted. The kids have been much safer with a sidewalk to use rather than the roadway. There's also been numerous incidents and accidents that I've personally attended. I've even had cars smash into the brick retaining wall around my property. There has been sporadic increased traffic enforcement, but I can assure you there are still vehicles blowing through the stop signs at the corners at 60 or 70 km/h. During the winter months the intersection and that area are part of the city's priority snowplowing as a number of bus routes use those streets. The east side of 14 avenue at times is under a no parking ban for snow removal. Granted I don't expect everyone to have a vehicle but only seven parking spots is woefully inadequate for a 14 unit complex regardless of the proximity to the 17th avenue transportation corridor. Calgary is still a vehicle centric city for the most part particularly during the winter and we all know how difficult navigating winter streets can be. I could actually go on at length about all of these issues, but the crux of my comments is thus. I implore the city to scale back this development. RCG zoning is appropriate here. It provides the building blocks of being able to build a better neighborhood with a controlled and organized methodology. The purpose of the planning and development department is just that - to plan and develop. Listen to the people who have been living here. I