

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] CIRC. REF - 3416 3 AV NW - LOC2023-0412 - DMAP Comment - Sat 4/20/2024 6:08:16 PM  
**Date:** Saturday, April 20, 2024 6:08:22 PM

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THIS IS A CIRC REF.

Application: LOC2023-0412

Submitted by: Sabrina Lee

Contact Information

Address:

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, Traffic impacts, Shadowing impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

The challenges of this property use is there are sectors of concern new by regarding safety. Such as the school a block over and additional vices within the vicinity that could be detrimental to the residence. Vices such as Dank, cannabis and Co-op alcohol.

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?

There is also limited parking in the area and the traffic flow of the following Parkdale Blvd is already congested during rush hour.

General comments or concerns:

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 3416 3 AV NW - LOC2023-0412 - DMAP Comment - Fri 4/26/2024 10:51:59 PM  
**Date:** Friday, April 26, 2024 10:52:05 PM

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Application: LOC2023-0412

Submitted by: Emily Lee

Contact Information

Address: 117 34 Street NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Density, Community character

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 opposed building of the development of 57 affordable rental houses in Parkdale neighborhood. Parkdale is a matured residential neighborhood with newly built infill

single, duplex, condominium and row houses but not affordable subsidized housing. This project will decrease values the housing prices of Parkdale neighborhoods. Parking space is already insufficient in this neighborhood. This project impacts the lacking of parking space for Parkdale residents.

Attachments:

**From:** [REDACTED]  
**To:** [Public Submissions](#); [svc.dmap.commentsProd](#)  
**Subject:** [External] 3416 3 AV NW - LOC2023-0412 - DMAP Comment - Fri 4/26/2024 11:41:17 PM  
**Date:** Friday, April 26, 2024 11:41:23 PM

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Application: LOC2023-0412

Submitted by: Emily and Jerome Lee

Contact Information

Address: 117 34 Street NW

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses,Density,Amount of Parking,Privacy considerations,Community character,Traffic impacts,Shadowing impacts,Offsite impacts

What are the strengths and challenges of the proposed:

Decrease house and land value of Parkdale community.

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

Increase the density of housing. Increase traffic jam and impacting street parking space which is already scarce. Increase noise around neighborhoods.

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 oppose building of the development of 57 affordable rental houses in Parkdale neighborhood. Parkdale is a matured residential neighborhood with newly built infill single, duplex, low density condominium and low density row houses. BUT it is not for high density affordable housing! This low income housing project will decrease the land value and house price of Parkdale community! It also impacts the already scarce street parking spots.

Attachments: