

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 1538 22 AV NW - LOC2023-0413 - DMAP Comment - Sun 5/26/2024 12:30:30 PM
Date: Sunday, May 26, 2024 12:30:35 PM

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Application: LOC2023-0413

Submitted by: Nancy Cope

Contact Information

Address: 1534 22 Avenue NW

Email: [REDACTED]

Phone: [REDACTED]

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:

The need for affordable housing is a fact, and it's also a fact that this proposed land use redesignation will allow for a massive redevelopment that will strain infrastructure and service quality on 22 Avenue — especially since two huge structures are proposed directly across the street from one another (1538 and 1539 22 Ave). It's a fact that infills & duplexes bring new families to the inner city, and it's also a fact that the 3-storey, 8-unit building that would result from this redesignation is too big for this site — it will loom over neighbouring homes; increase noise, traffic & parking congestion; cause shade and reduce privacy; and adversely impact the character, scale, property values and quality of life in Capitol Hill.

Attachments:

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 1538 22 AV NW - LOC2023-0413 - DMAP Comment - Tue 5/28/2024 7:17:14 AM
Date: Tuesday, May 28, 2024 7:17:23 AM

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Application: LOC2023-0413

Submitted by: Christina

Contact Information

Address: 1520 22 avenue 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, 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:

I am concerned that this plot of land will actually have 8 suites not 4. In ALL of the

developements on this block and around the developers are doing secondary suites in basements with seperate entrances, even though it is not legal. I am worried this will happen again. Parking on this street is already hard to find when coming home. These unit will not help this at all, and it will make it worse. This rezoning is changing the community, and not for the better. This neighbourhood is a desired area right now, and changing this zoning from 2 to 4 dwellings changes what people love about this neighbourhood. The construction of this house will destroy the road, like it did with the house off of 14 street and 22 avenue

Attachments:



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Margaret & Lynn

Last name [required] Crichton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jun 4, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC 2023-0413 LAND REZONE APPLICATION for 1538 - 22 Ave NW

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In light of this council passing the blanket rezoning bylaw, this may be token objection but still a valid opinion. Land zone change is inextricably tied to land use and the present R-CG rules are too lenient allowing too much lot coverage and too much height. These rules actually bastardize Parolek's work which advocates choice of urban form with a minimal if any increase in footprint. We are opposed to three storey row houses on inner corners in the community for multiple reasons including loss of tree canopy.

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: 1538 22 AV NW - LOC2023-0413 - DMAP Comment - Tue 5/28/2024 11:55:29 AM
Date: Tuesday, May 28, 2024 11:55:36 AM

Application: LOC2023-0413

Submitted by: Jonathon Lane

Contact Information

Address: 1536 22 Ave NW

Email: [REDACTED]

Phone: [REDACTED]

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

General comments or concerns:

I am the direct neighbor to this property. While the land use redesignation to R-CG allows for contextual one and two dwelling, the applicant has submitted a concurrent development permit for a 4 unit (with basement suites) row houses. This opens the door to comments on the planned development in the context of the land use as the development permit application has already been posted for comments. This site is more suitable to a contextual duplex as far as increasing density goes. The site is next to our home and our neighbors home which are smaller homes. Allowing the four-plex that has been submitted for a DP will significantly impact our enjoyment of our home and property. It will force us to consider leaving our home as it will significantly impact privacy, shading, our mature trees, among other impacts. This is the exact scenario that Council heard about in the rezoning public hearing. Approving this land use redesignation will cause harm to our property value and our ability to live and stay in this home that we have significantly invested in. This will cause us personal and financial harm. To date, the applicant, the architect and Civic Works have not demonstrated that they are willing to significantly alter the design in order to adapt to neighbor feedback. As such, I oppose this land use redesignation and would offer to Council that this should be kept as an RC-2 designation as that is most appropriate for this site. I want to avoid my family experiencing the devastating stories that you heard during the public hearing about being forced to leave or seeing significant decreases in the attractiveness of the property to future buyers and property value.

Attachments:

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6.jpg

2.jpg

1536



