

From: [REDACTED]
To: [Public Submissions; svc.dmap.commentsProd](#)
Subject: [External] 3211 25 ST SW - LOC2024-0035 - DMAP Comment - Sun 6/30/2024 2:02:51 PM
Date: Sunday, June 30, 2024 2:02:55 PM

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Application: LOC2024-0035

Submitted by: Liz Frazer

Contact Information

Address: 3207 25 Street SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Amount of Parking, Lot coverage, Privacy considerations, Community character, Shadowing impacts

What are the strengths and challenges of the proposed:

I am concerned about the length and height of the proposed projects. Many of these types of projects end up being three stories tall with a large amount of lot coverage to the back, creating a wall of house. The proposed type of development will also do nothing for the affordability of housing. These will be million-dollar-plus homes. Not providing homes to those who need it most.

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

We are concerned about shadowing caused by a very tall, long home impacting our garden, losing natural light, and lacking privacy in our yard. We bought our home where natural light was high as it is vital for human mental and physical health. Reduction in natural light is harmful and more expensive when indoor lighting is required.

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?

The proposal sites the Westbrooke LAP, which states:

Development in Neighbourhood Connector and Neighbourhood Local areas should:

- i. Consider the local built-form context; - The area of Richmond in which this development is has a restrictive covenant for the type of building allowed.
- ii. be oriented toward the street;
- iii. consider shadowing impacts on neighbouring properties; - this has not been done, and the developers have not spoken to us
- iv. provide access to off-street parking and

How will the proposed impact the immediate surroundings?

Building height and length are my biggest concerns. Also, parking will be a concern if the developers are not creating a double-car garage. Folks purchasing these types of homes have two cars minimum. Many have four cars if their children are older and also driving. Where will four cars per home on a thin lot going to park? They will not have the room for long home that takes up the majority of the land space, with a double garage and a driveway for overflow parking

General comments or concerns:

I am not in support of this redesign. Much of the redesign I have seen approved in this neighbourhood—townhomes and low-rise apartments alike—has not been planned well for parking. There seems to be a belief that folks living close to the inner city will be one-car households, and that is untrue and unrealistic when Calgary remains extremely inefficient to navigate via transit.

Attachments:



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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]

Lori

Last name [required]

Kennedy

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]

Standing Policy Committee on Community Development

Date of meeting [required]

Jul 16, 2024

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

[required] - max 75 characters

Richmond LOC2024-0035 Bylaw 192D2024

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

Neither



Public Submission

CC 968 (R2024-05)

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

Initially I was in opposition to this proposal when it was brought forth earlier this year. However having spoken to the owners of this property and been told by them that they do not plan on building 3 story dwellings as indicated on the city sign on their front lawn but only 2 story dwellings I have since changed my mind. That said I would like to see as many trees as possible spared in this development. These trees are older than most of this communities residents and they should be accomodated for not removed for sake of ease or expense. Something all neighborhoods in Calgary should be doing.