

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 502 21 AV NW - LOC2024-0068 - DMAP Comment - Thu 7/4/2024 2:35:56 PM
Date: Thursday, July 4, 2024 2:36:01 PM

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Application: LOC2024-0068

Submitted by: Mary henderson

Contact Information

Address: 520 21 ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:
In opposition of this application

Areas of interest/concern:
Density, Amount of Parking, Lot coverage, Included amenities, Community character, Traffic 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 will say initially that I have no confidence, whatever, that these comments will be considered or actioned. But we keep trying in the hope that our concerns will not be summarily dismissed as the self-oriented concerns of a NIMBY public over-reacting to change, but rather viewed as genuine concerns about the safety of our kids and community members and the preservation of some semblance of a neighborhood that cares.

We are not asking for no development. We are asking for thoughtful development. For some thinking about what you are approving and what its impact is and will be.

As part of the concerns raised regarding this particular development, we are asking the City to consider the cumulative impacts of this development combined with 3 other proposed and approved developments within a 1 block radius of its location. It is impossible to consider the impact of this development on our community without considering the environment into which it will be developed.

The proposed development could have up to 8 units on what was a single family dwelling lot. The parking proposal is unclear. Directly behind it (22 ave and 4th st) is another new development near completion, with 20 units and 10 parking spaces (on what was 2 single family dwelling lots). Both of these units front onto the 4th street Main Street, and can enter and exit that Main Street by an alley shared by residents on 21 and 22 ave. 5th street is the other access point to that alley. On the west corner of 22 ave and 5th st is yet another proposed development of up to 12 units. Parking proposal is again, unclear. Finally, on the east corner of 5th Ave and 4th street is yet another development proposal for up to 12 units. Parking proposal unclear.

There are 2 schools within 2 blocks of 21ave and 5th street.

This means on the west side of 4th street, within 3 blocks of 2 schools, and surrounding 1 ingress and egress alley, there are developments proposed and/or approved amounting to up to 40 units with parking assumed at only 20 stalls (using the City's new rules).

On the east side of 5th Ave and 21 st there is another potentially 12 units on a formerly single family lot. Parking proposal is again unclear. But increased traffic is inevitable.

On the west side of 4th street: assuming even 1 vehicle per unit (which in a cold climate without necessity shopping within walking distance and poor public transit, is extremely conservative), there will be an incremental 20 vehicles requiring parking and an incremental 40 vehicles moving about within a 2 block radius of 2 schools, likely during peak school hours. This increased activity does not include visitor traffic or parking, or delivery van traffic. In practical terms, assuming a mixed residential neighborhood block of 16 units (mix of infills and single family dwellings), these 3 developments will increase the vehicular impact/risk (parking, traffic) by the weight of a full block (both sides) of homes.

Parking for these developments including the subject proposed development, will, by necessity, have to occupy the curb area on either side of the alley on 5th street. There simply won't be enough street parking on the avenues. That creates blindspots that are safety intolerable when children are walking/biking to school. We have already had near-miss experiences with this given the construction vehicle parking for the 22nd and 4th street development. It has been truly scary.

Further, the vehicle collision probability, while entering and exiting the alley onto 4th street, (as long as the alley remains two way), seems inevitable. Again, near misses now, with only the construction vehicles, has been extreme. Pedestrian near misses are frequent.

Without some true mitigation by the City around traffic calming and planning, parking restrictions etc- this development WILL result in accidents involving our children.

This development should not be approved before adequate traffic and parking propo

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] Pat

Last name [required] Kiely

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] 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 Council meeting - Public hearing Tuesday, July 16, 2024 ie: LOC2024-0068

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)

I'm opposed to this project/land use re designation. There is a big difference between responsible redevelopment to increase density versus irresponsible redevelopment to increase density. Mount Pleasant already has a big development DP2022-04881 on 22 Avenue. The issue is the city is allowing approving these projects with no consideration for parking. By approving LOC2024-0068 this will put additional pressure on parking in this area. The city needs to approve projects that fit in with communities and make sense not only for parking but also infrastructure like sewer, water, garbage, recyclable, and green cart collection.

It would be interesting to know how many "proposed" land use re designation/project applications are NOT approved. When the city asks for feedback it seems to me that its just a way of saying the city has done their due diligence when in fact most of these projects get approved whether residents and communities object with good reason. Council is not doing their job or respecting Calgarians and their concerns. How much land does the city own where increasing density is more viable.....

From: [REDACTED]
To: [Public Submissions](#); [svc.dmap.commentsProd](#)
Subject: [External] 502 21 AV NW - LOC2024-0068 - DMAP Comment - Tue 7/9/2024 11:51:1 AM
Date: Tuesday, July 9, 2024 11:50:08 AM

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Application: LOC2024-0068

Submitted by: Pat Kiely

Contact Information

Address: 515 21 Ave NW, Calgary, AB T2M 1J8

Email: [REDACTED]

Phone:

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Height, Density, Amount of Parking, Community character, Traffic impacts, Shadowing 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?

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General comments or concerns:

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