

**From:** [REDACTED]  
**To:** [Public Submissions; svc.dmap.commentsProd](#)  
**Subject:** [External] 1914 17 AV NW - LOC2023-0234 - DMAP Comment - Tue 1/30/2024 11:30:22 AM  
**Date:** Tuesday, January 30, 2024 4:02:25 PM  
**Attachments:** [MT\\_1914 Shadow Study 2023.10.31.pdf](#)

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Application: LOC2023-0234

Submitted by: Jamie Straile

Contact Information

Address: 1911 18 Ave NW

Email: [REDACTED]

Phone: [REDACTED]

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

Areas of interest/concern:

Height,Density,Amount of Parking,Privacy considerations,Community character,Shadowing impacts

General comments or concerns:

I, on behalf of my husband and I, am writing to oppose this change. While I am very much in favor of diversifying and providing more options to increase accessibility to all, we do have a number of larger rowhouse units around that have are in the process of being built. On the opposite side 18 Ave we have a 3 story building on the corner of 19 Street and 18 Ave as well as row houses with rear suites above garages on the other end of the block. These units are actually preferable as they are a more respectable distance away from us in terms of privacy as they have a wider street

plus the room allowed in front yards. One of our concerns is that our duplex infill, fairly new in and of itself, is going to become surrounded and it is supposed to be about balance and aesthetic as well. While balance is necessary, a block of only a few houses surrounded by H-GO is also not balance in our opinion. As we do live in a newer duplex infill not an old home, we would be faced with this for many years as it is not always feasible to relocate or tear down. We are not the only home on our block in this position.

Our biggest concern is the height and shadowing of this unit. Originally, by mistake, our neighbour had reached out to the developer Civic Works (not realizing until further investigation that we could also provide comments to the city). They provided a shade analysis with our neighbour, who shared with us, that shows our south facing backyards would lose all sunlight at certain points of the year and most of it year round. For mental health and economics of heating, this is not ideal. This is due to how narrow the back alleys and their plan to put the highest points at the rear of the lot by the alley, obscuring the sun and light from our yard almost completely. Furthermore, due to this height and proximity they would in fact be able to see completely into our yard. Civic Works reassured our neighbour that they would ensure the design only uses windows to less common rooms, however, this is not a reassurance to us in this regard. There is a unit at the end of 18 Avenue on our block, that is similar to Civic Works plan they shared as it has a courtyard with suites above the garage (3 stories/12 m high). However, the location was well chosen as it is a corner unit, allowing for more parking, and more importantly, it backs onto the parking lot/rear of a church which is not impacted by shadowing or privacy concerns. Also, while there are many rowhouses going up in the area, most have chosen a style with basement suites in addition to the main unit, and this I find, to be much more preferable in aesthetic as it allows growth and diversity and looks pleasing with what exists in the area. The lot in question behind us, is in the middle of the block, so while Home Depot is in the front, will shadow over many homes to the back. I have attached the shade analysis provided to us.

Thank you for your time and attention. I agree that neighbourhoods need to move forward and diversity and have never opposed any of the other developments on our block as I have always found them to be in good taste, with a lot/location that supports the build and fits into the area. I do not feel this rezoning on this lot does, so am in opposition.

Attachments:

MT\_1914 Shadow Study 2023.10.31.pdf

BANFF TRAIL 1914  
**1914 17 AVE NW**  
SHADOW STUDY

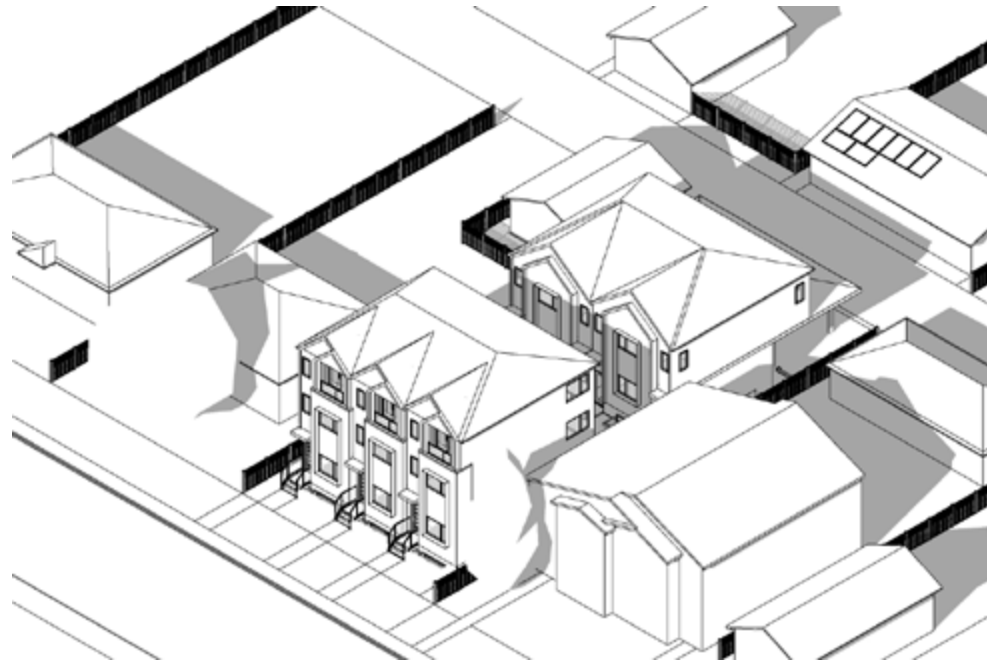
2023.10.31

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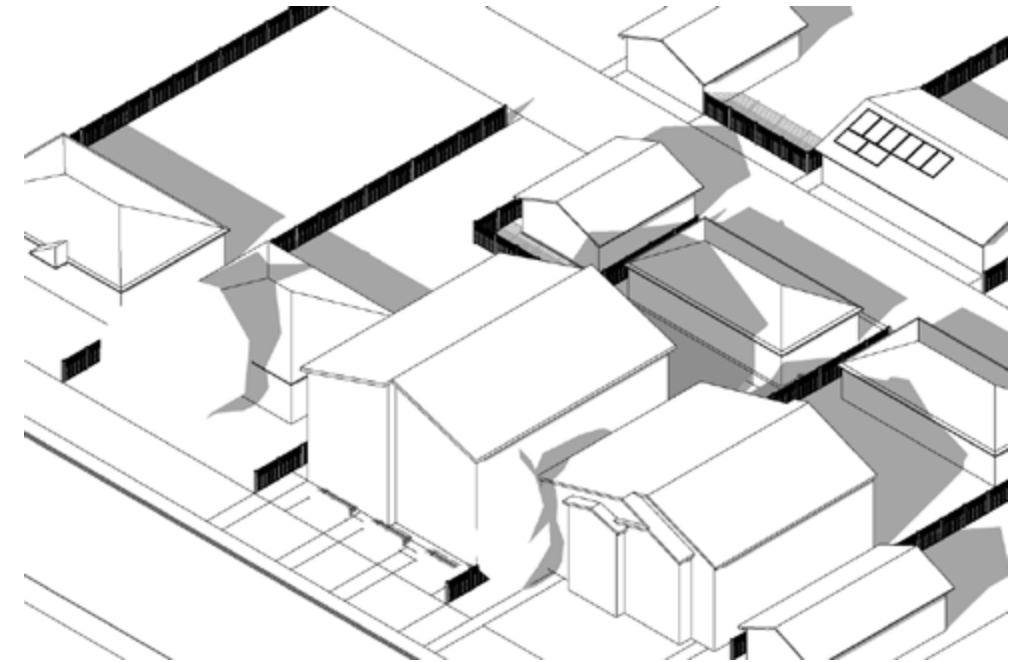
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3 STOREY FRONT + 2 STOREY  
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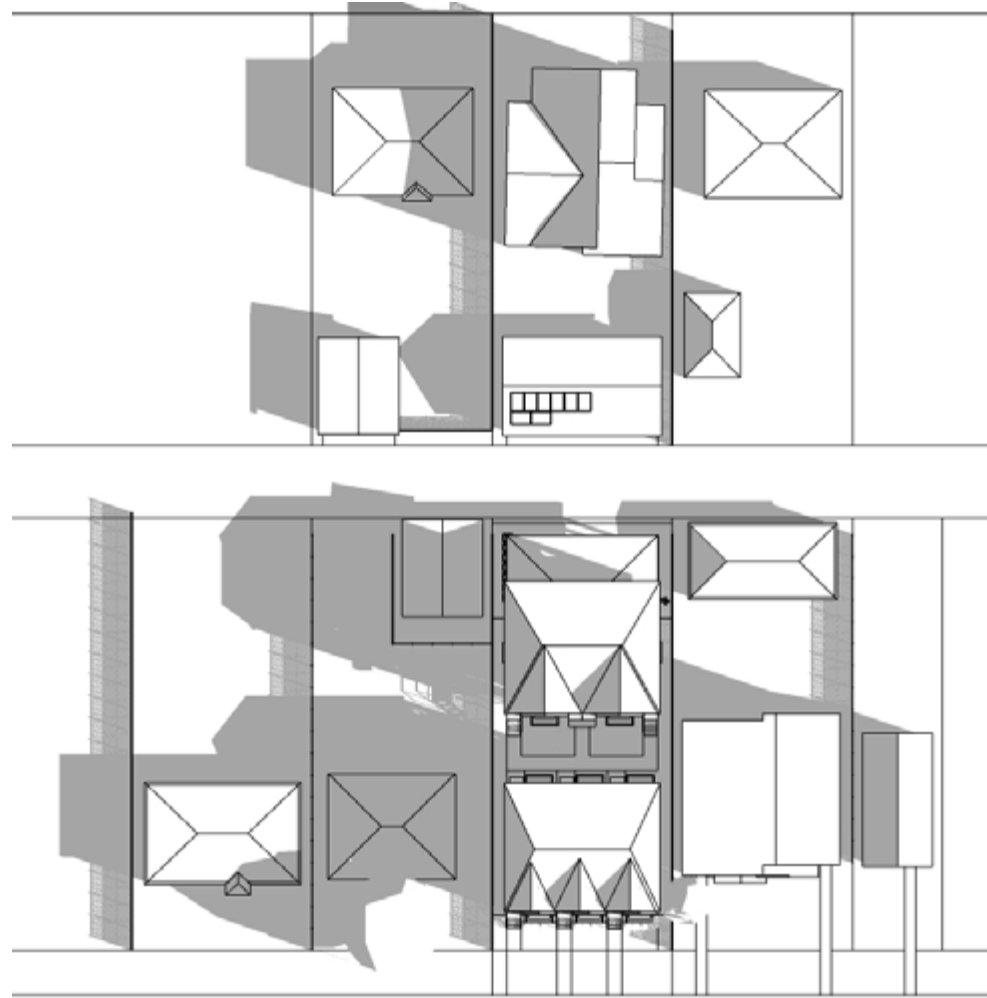


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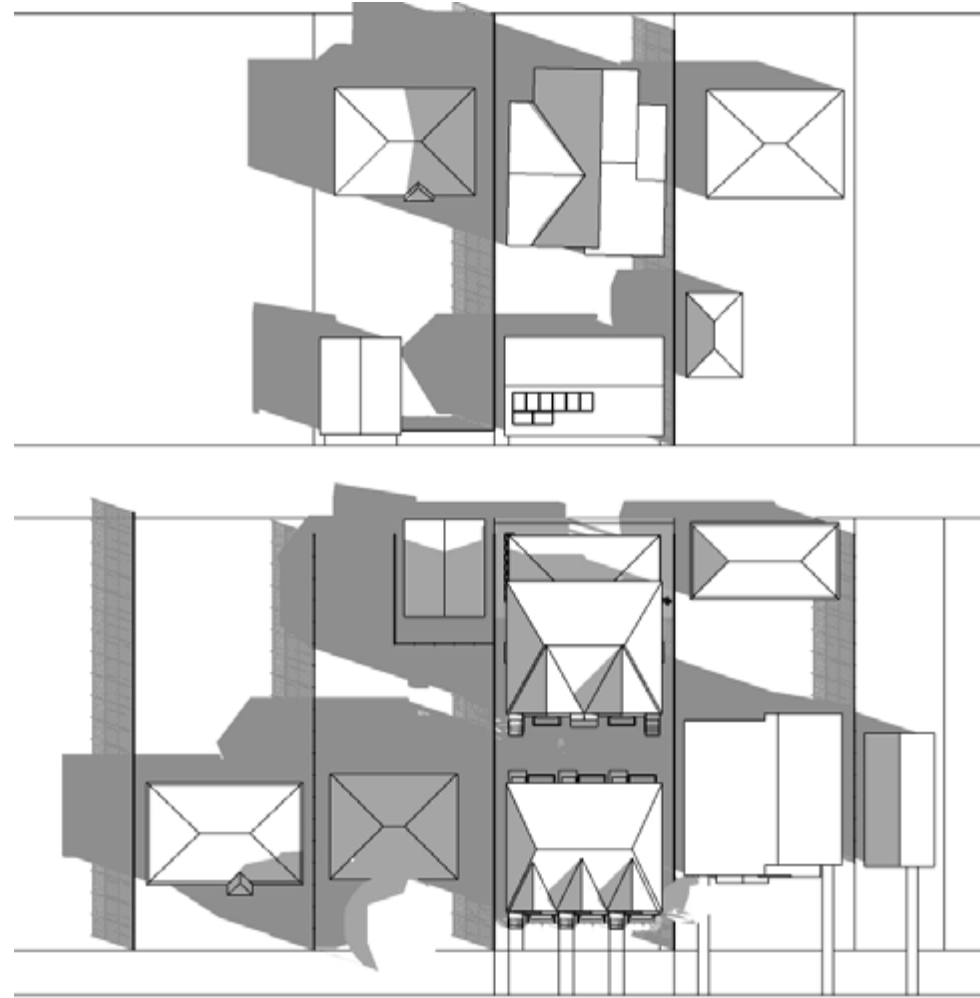


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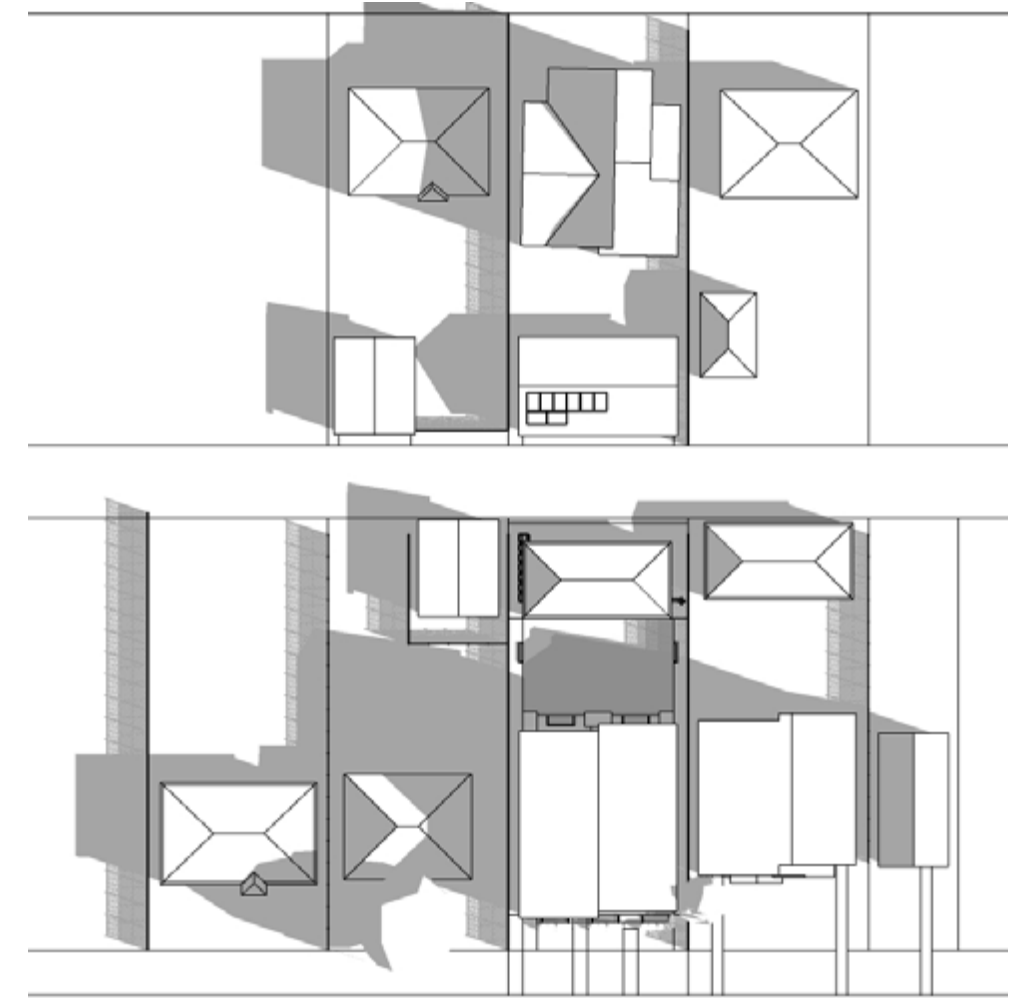
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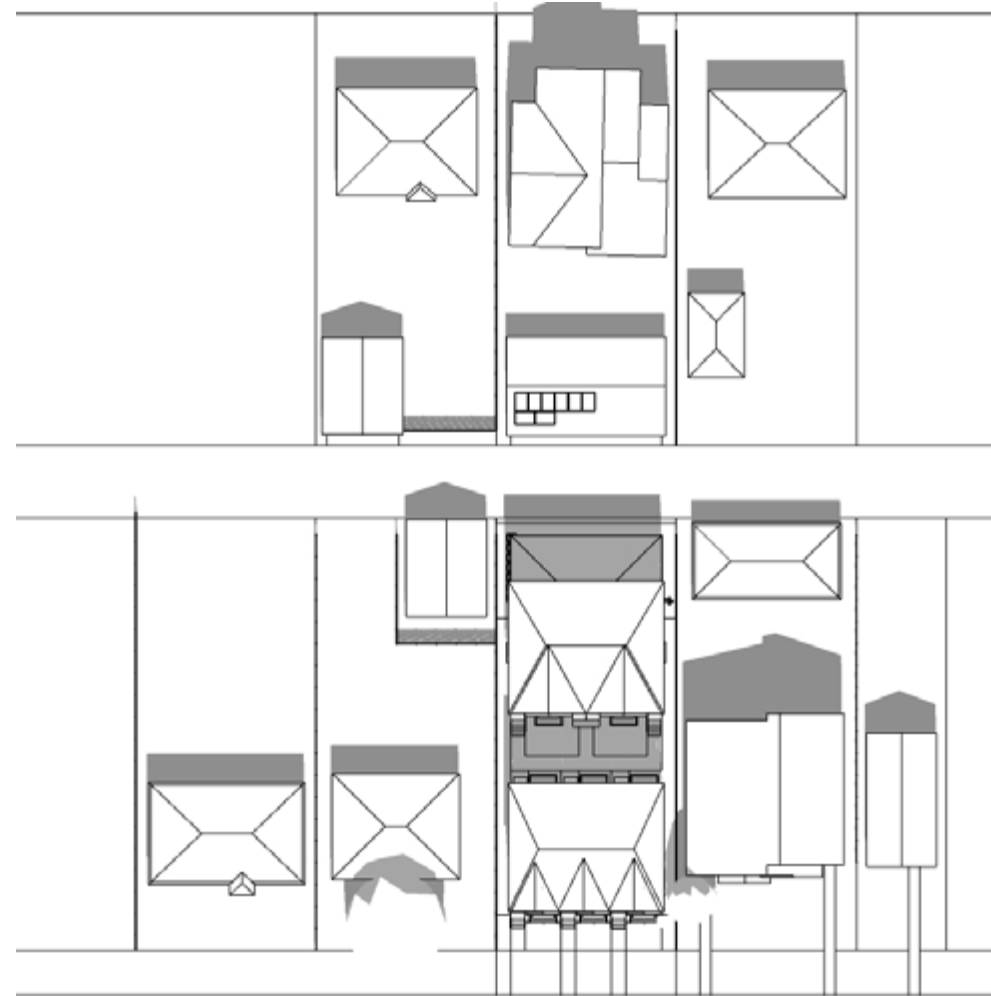


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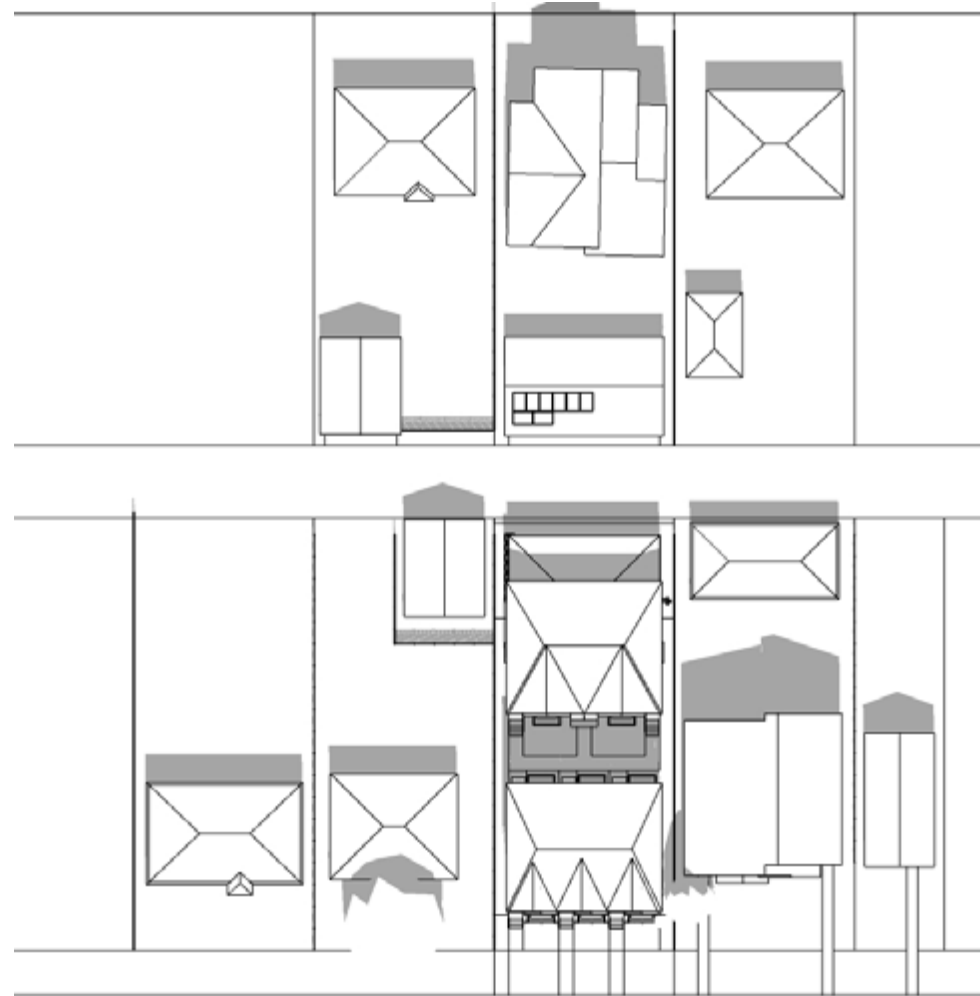


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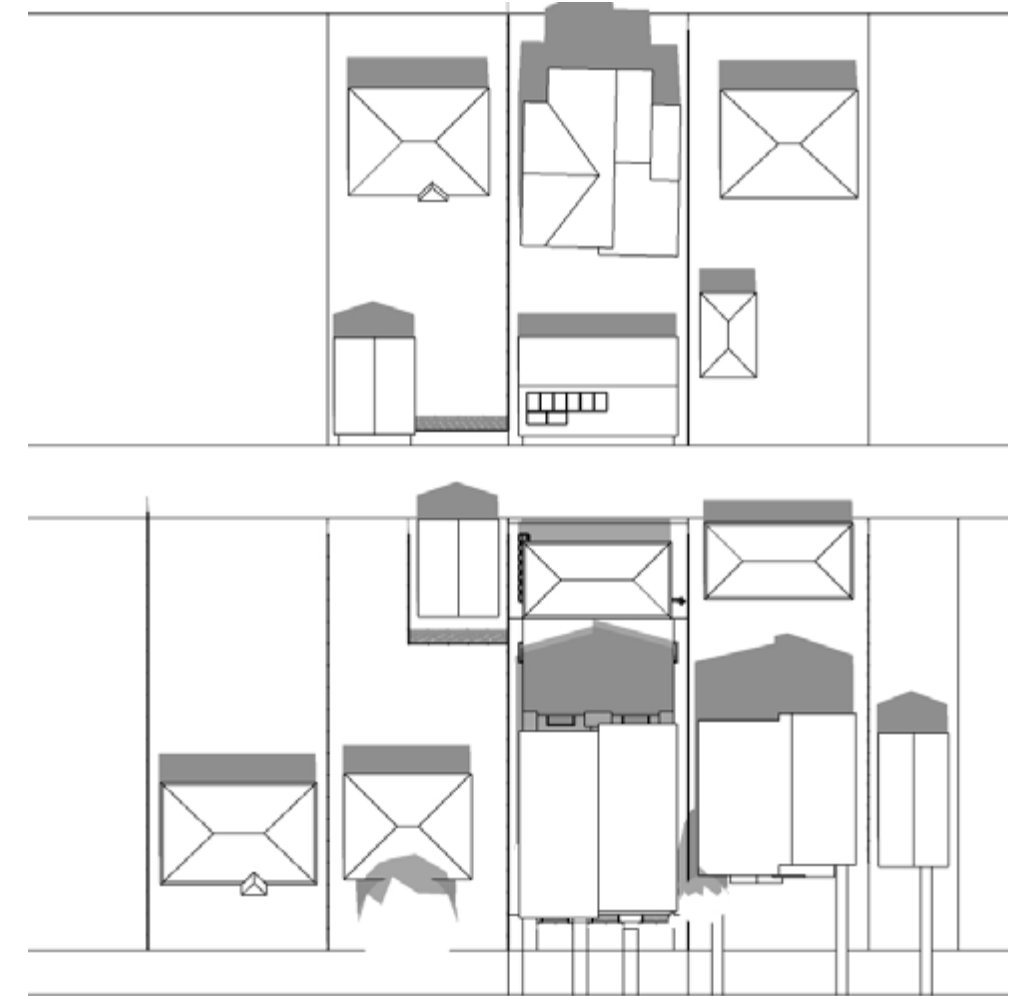
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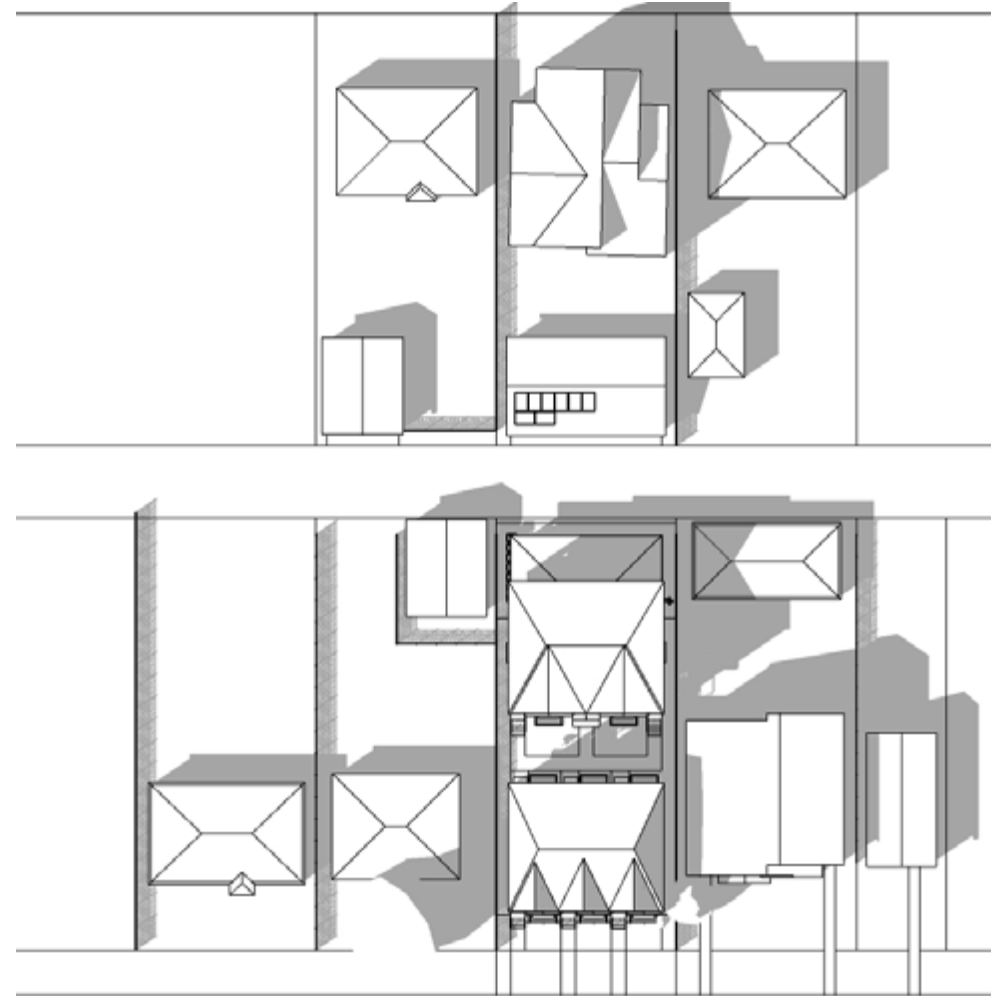


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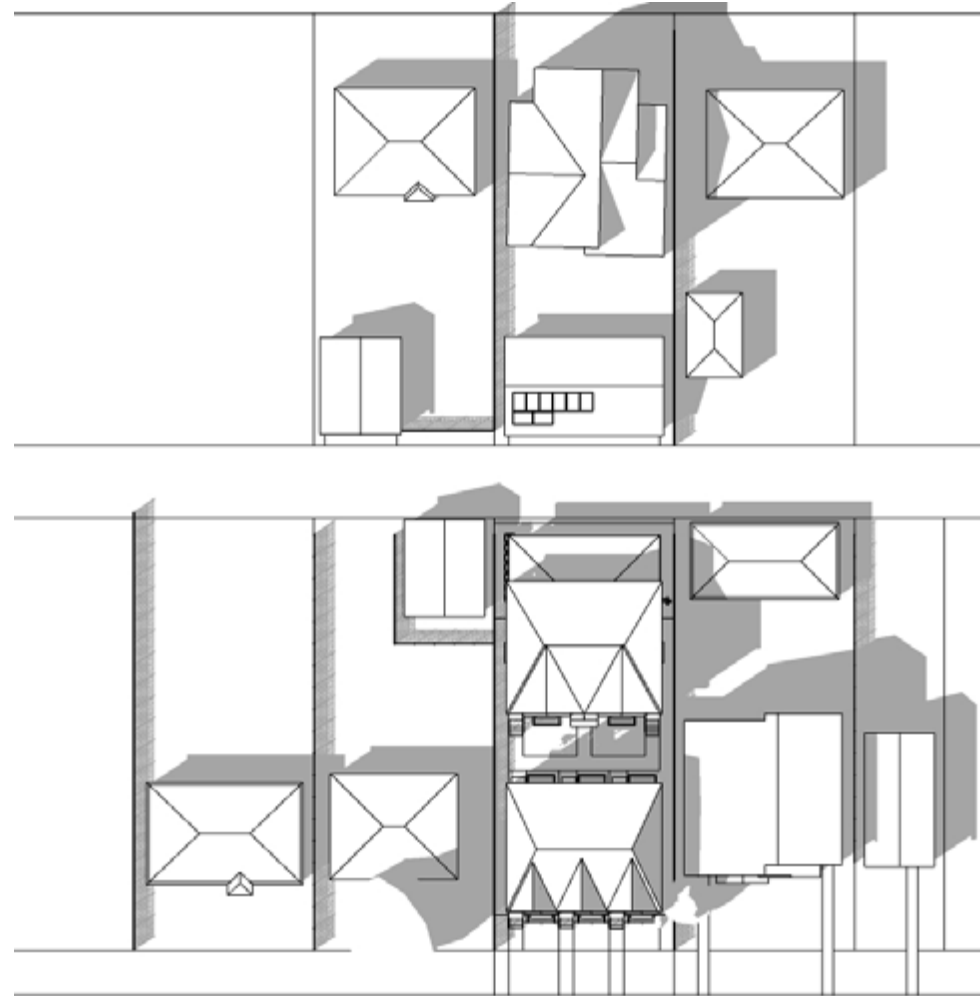


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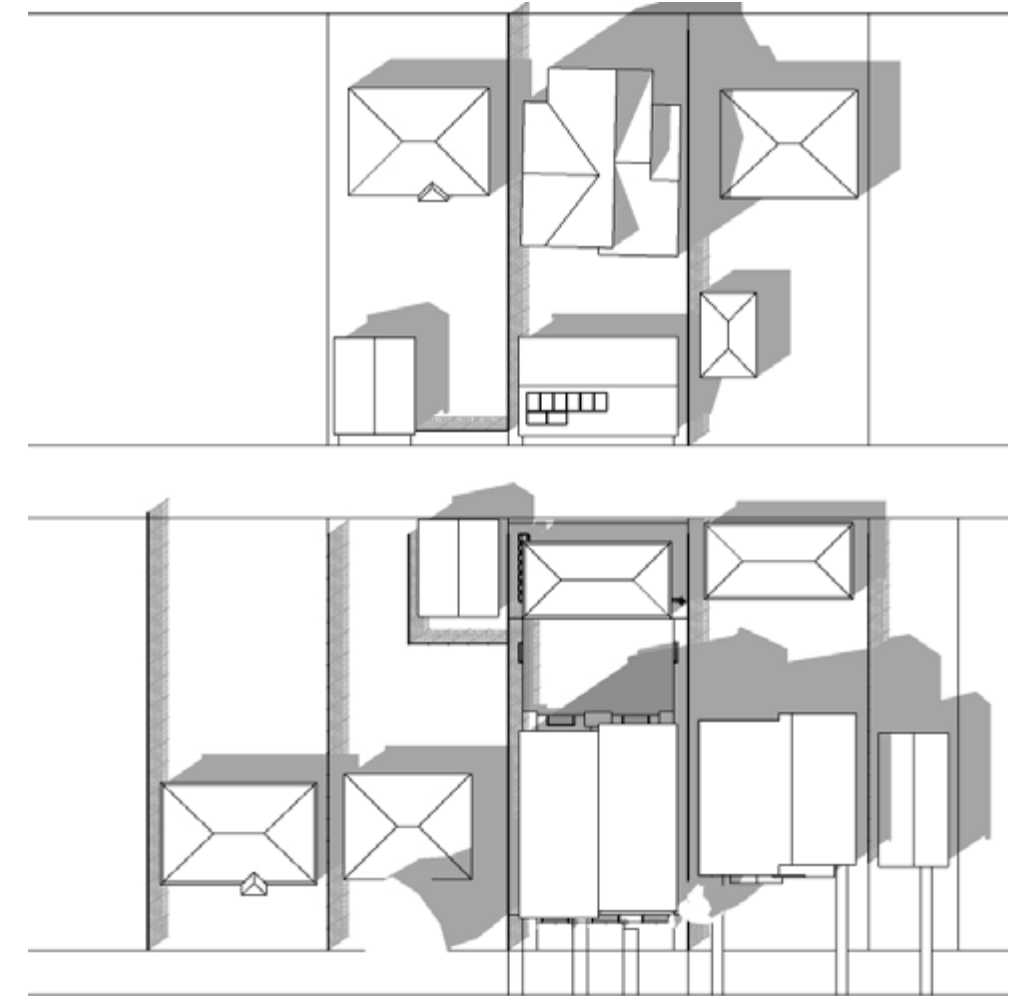
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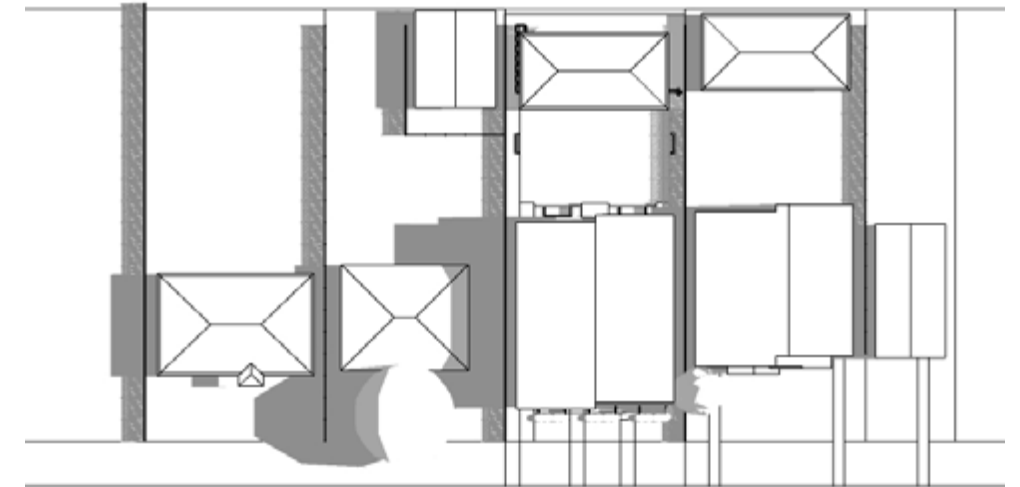
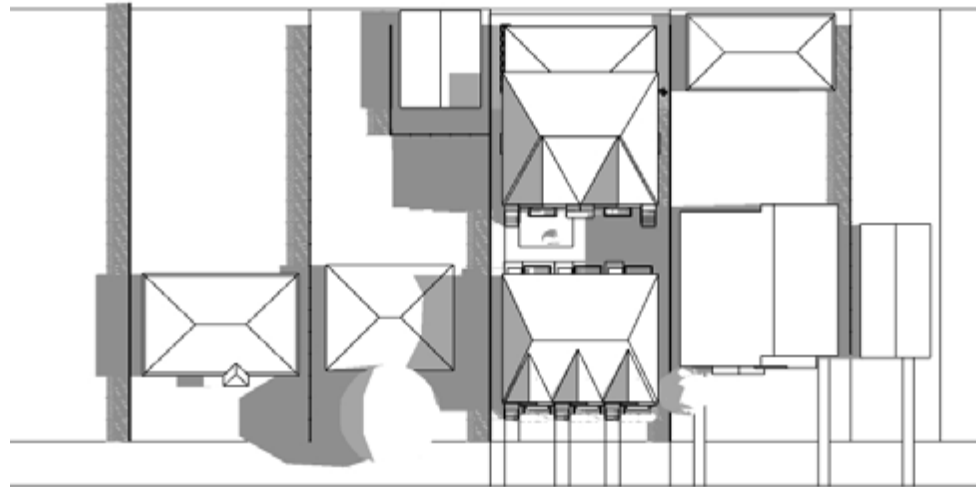
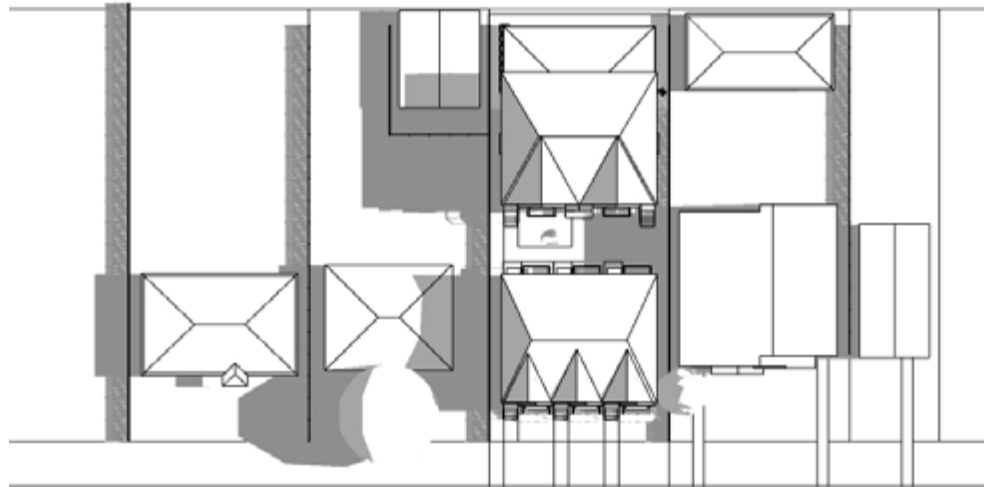
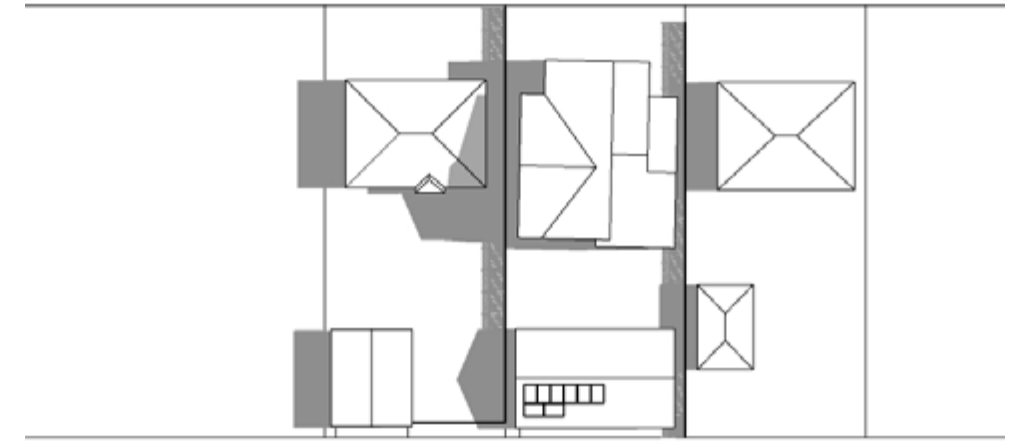
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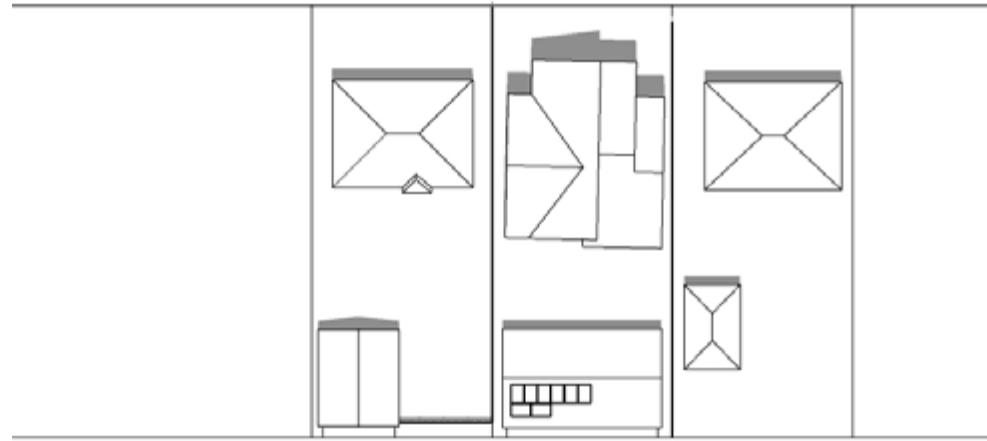
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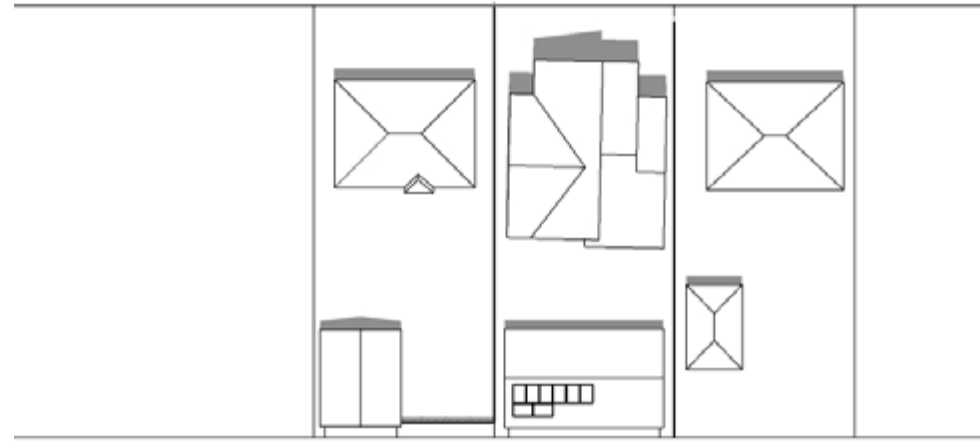


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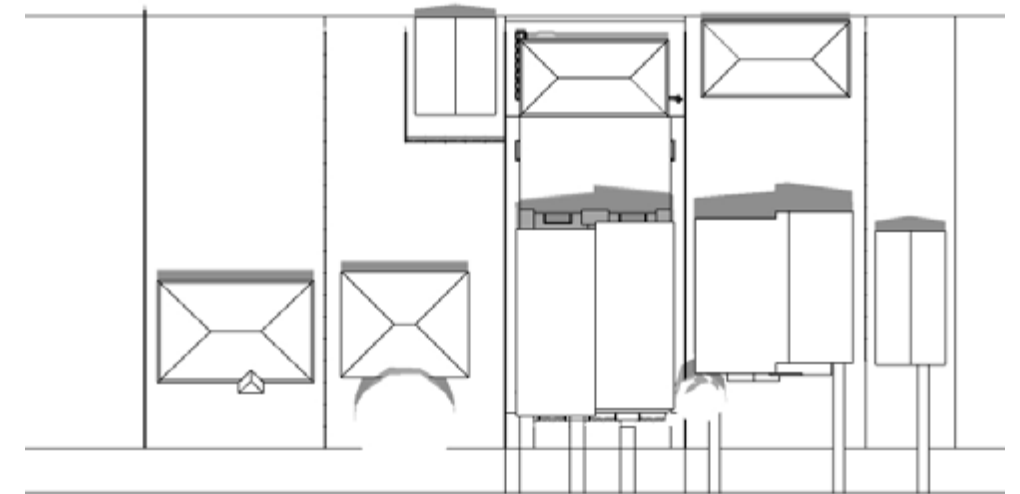
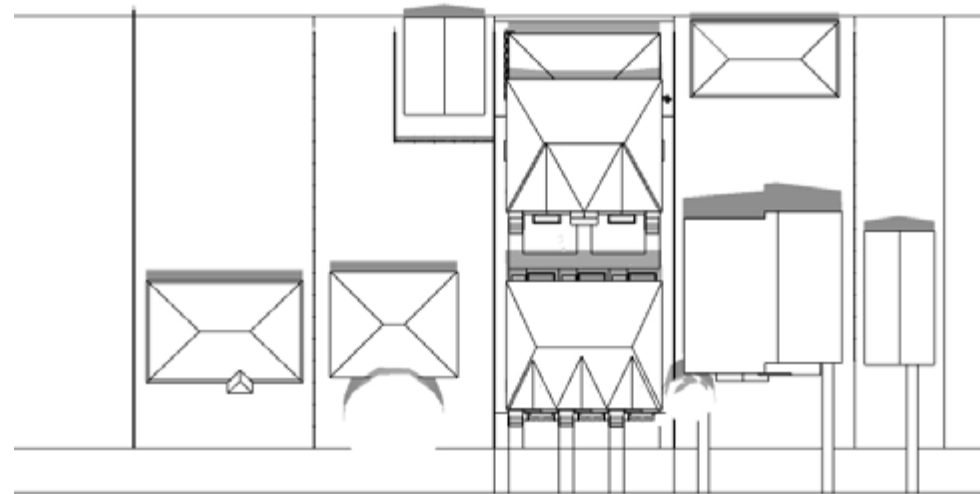
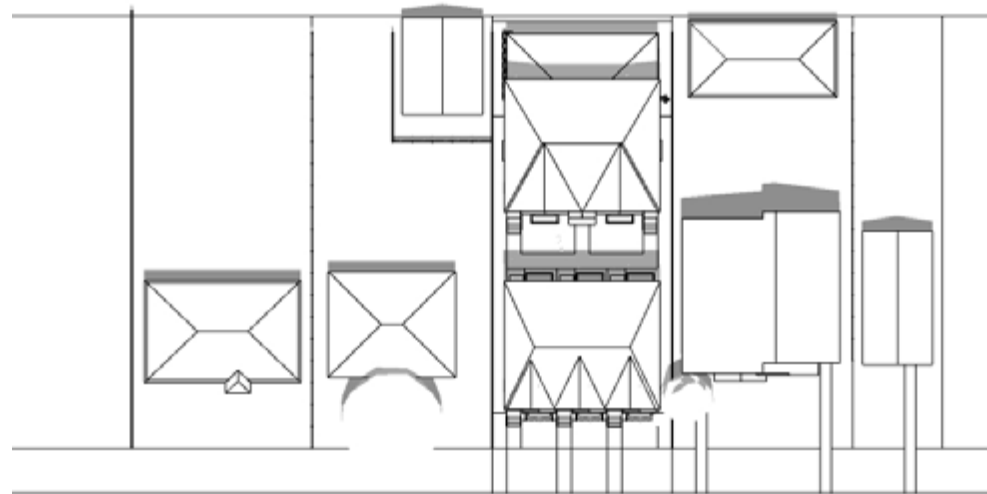
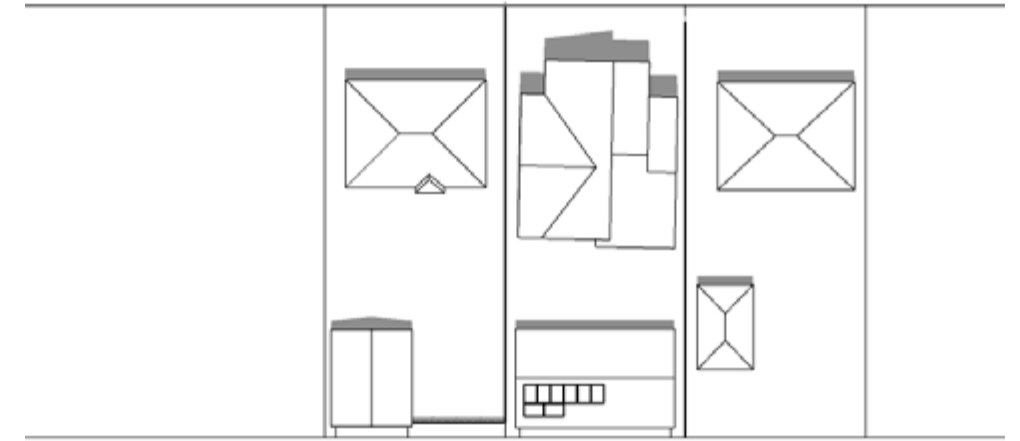
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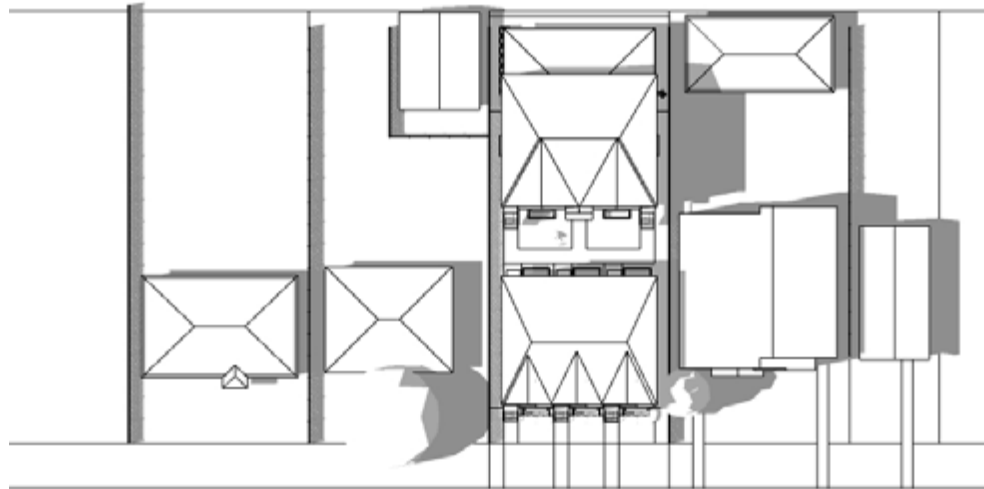
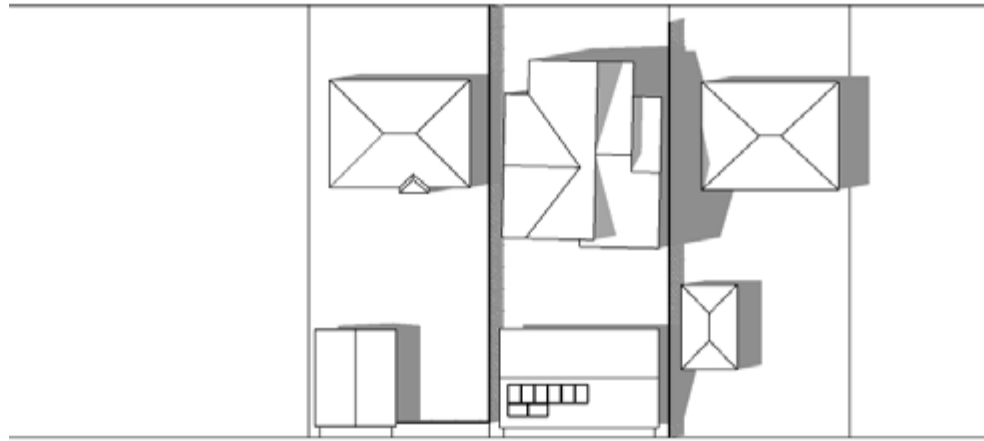


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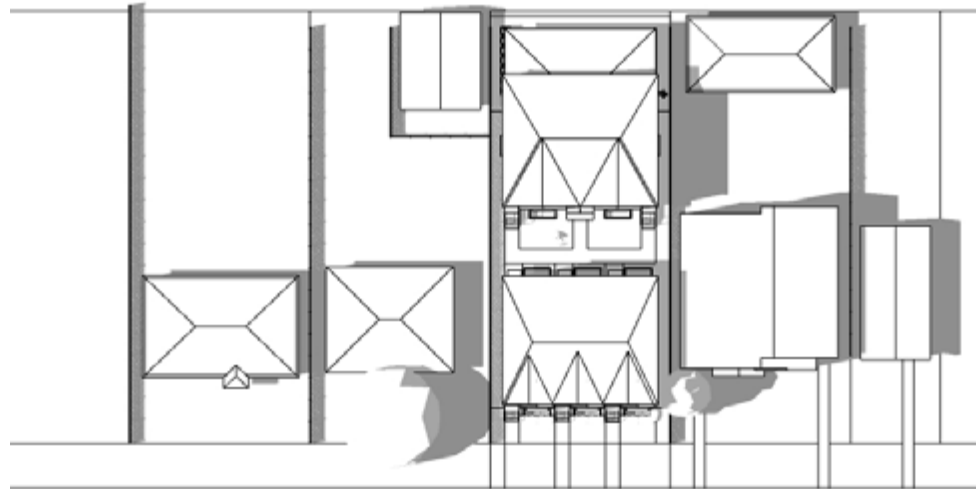
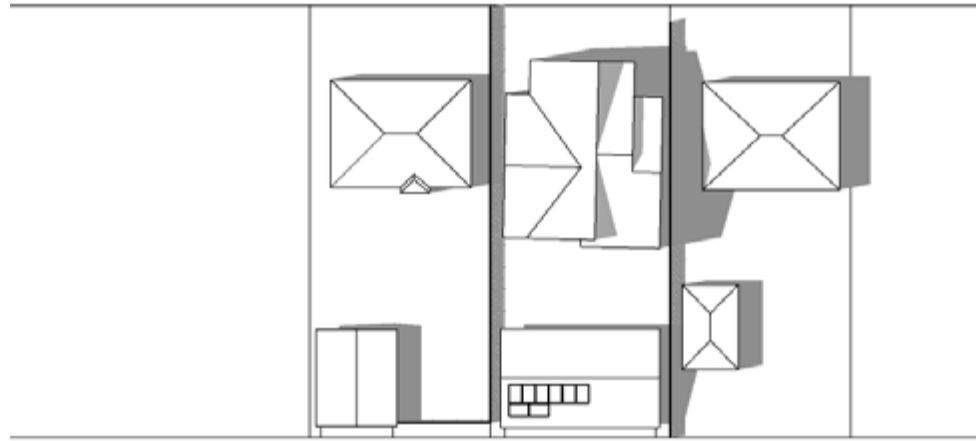


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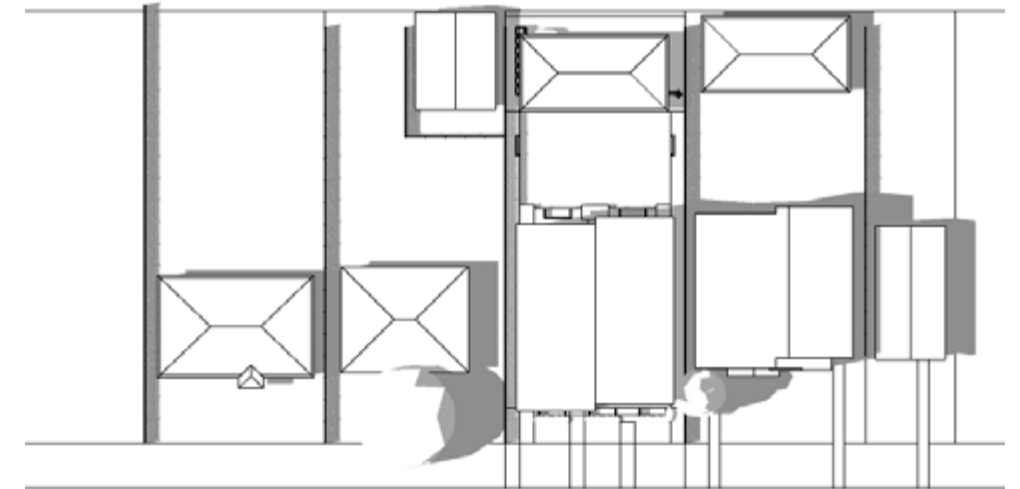
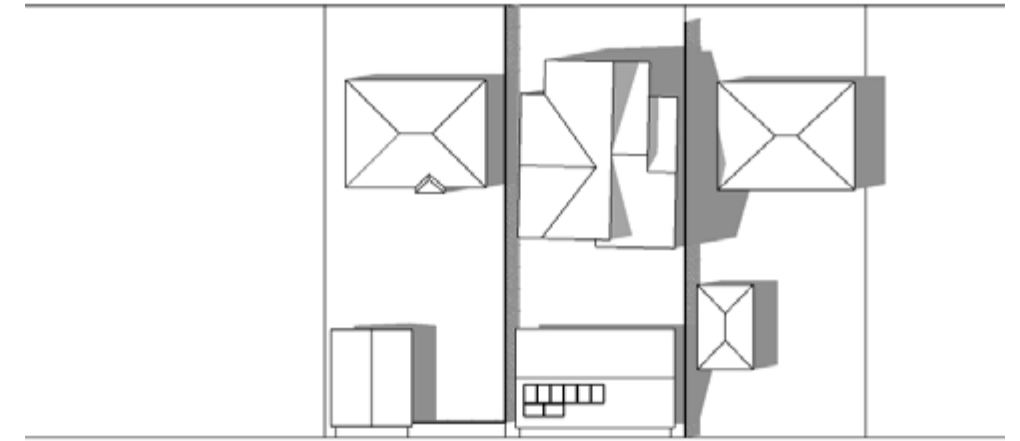
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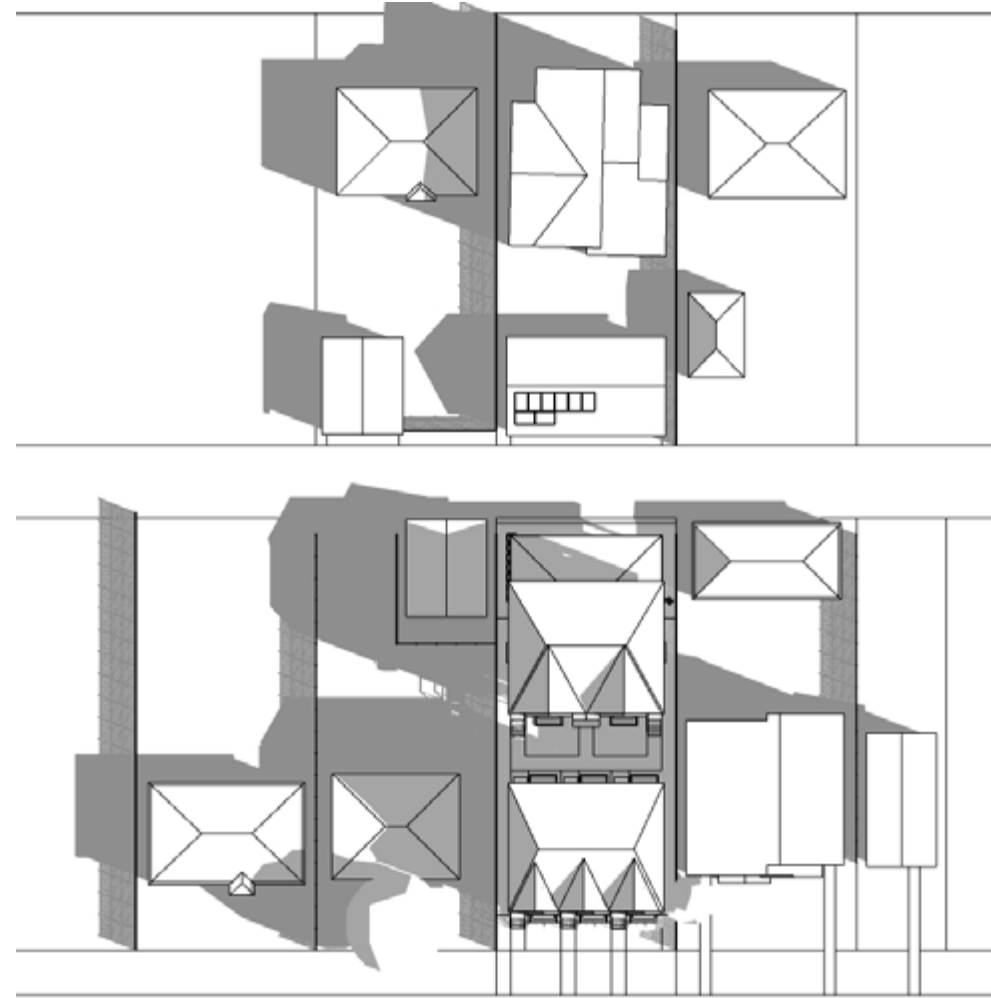


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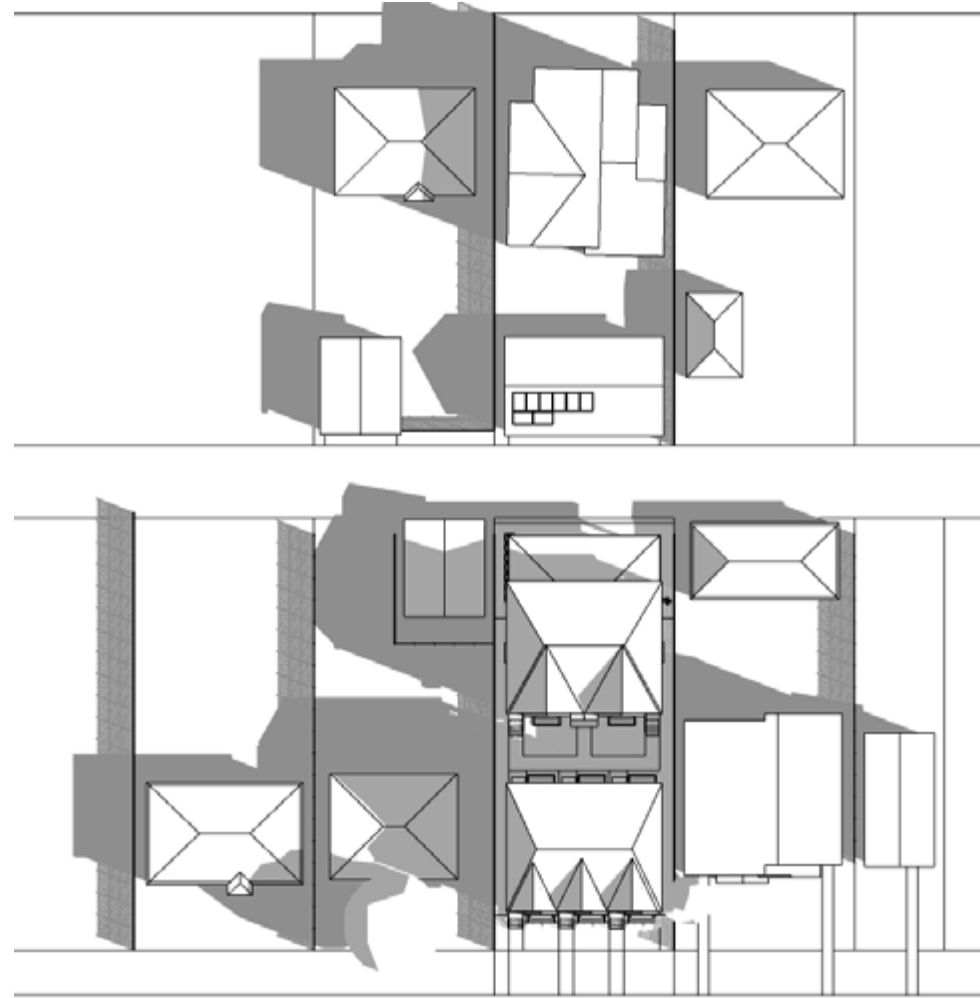


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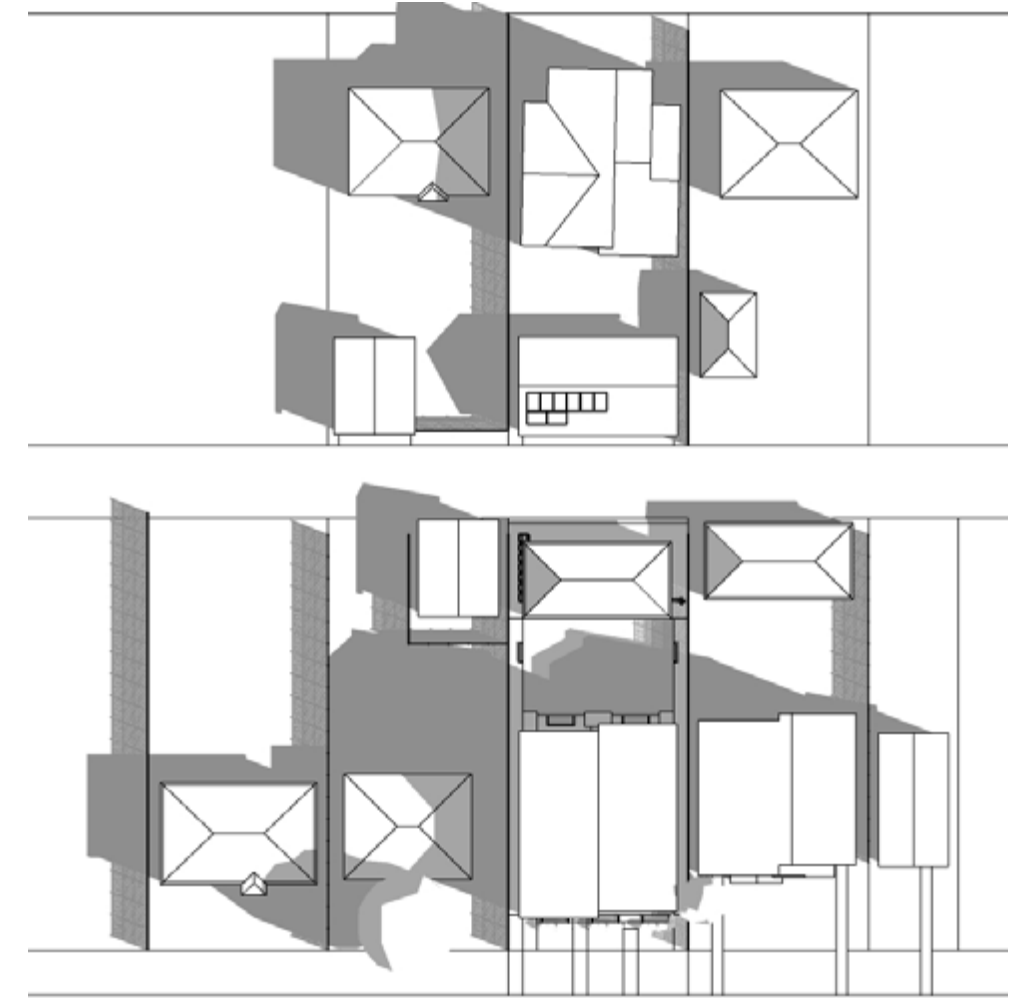
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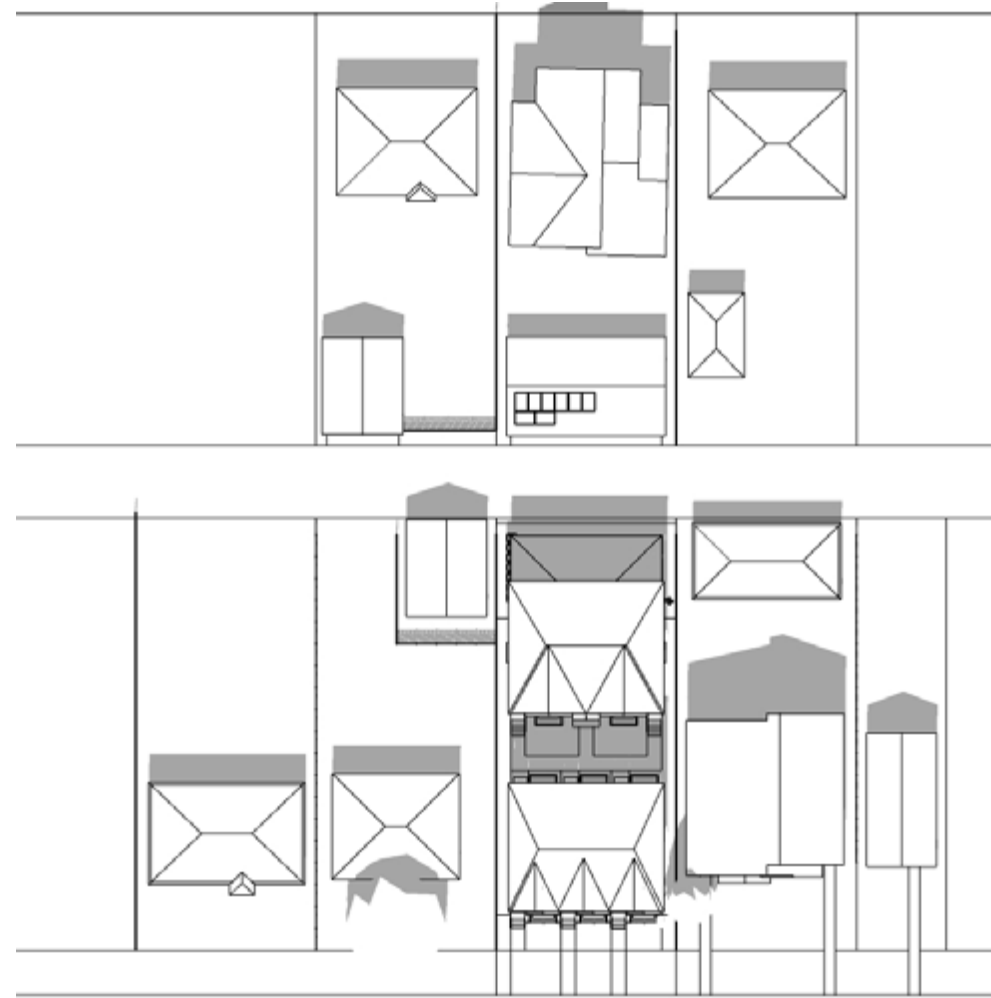


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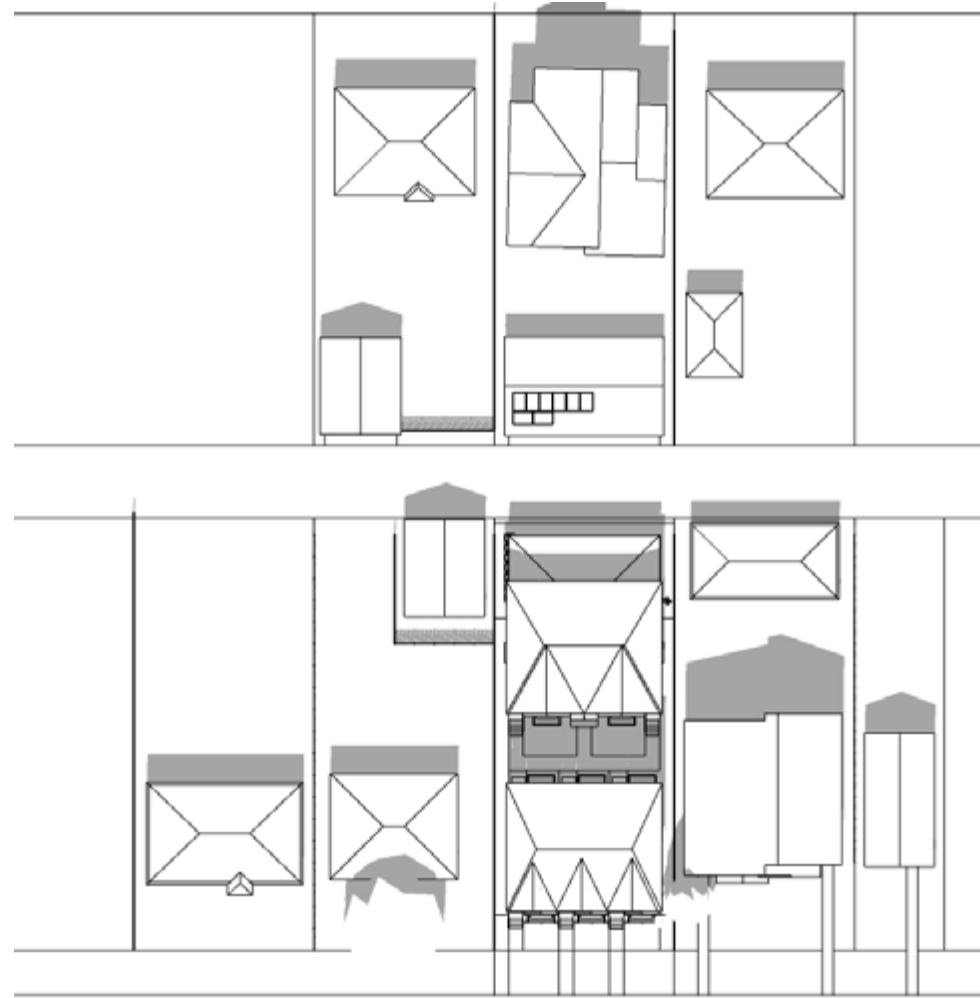


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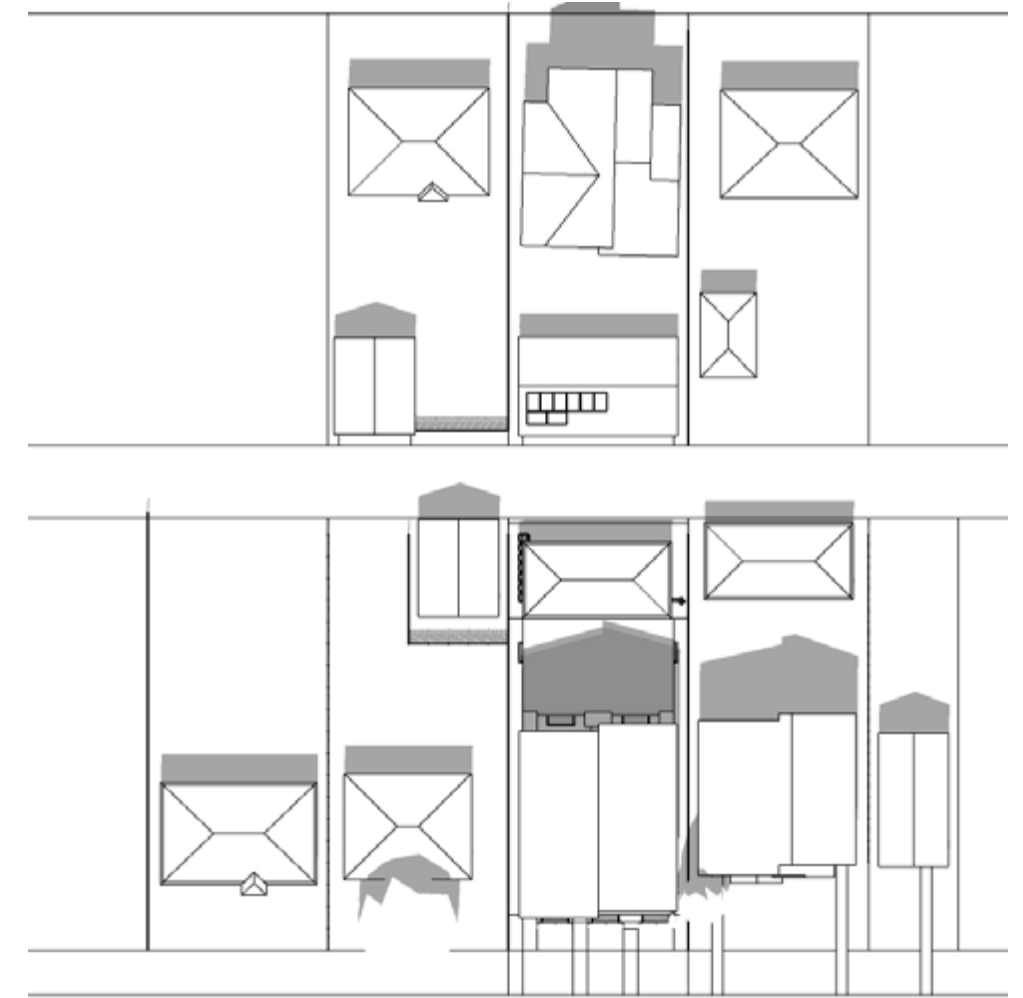
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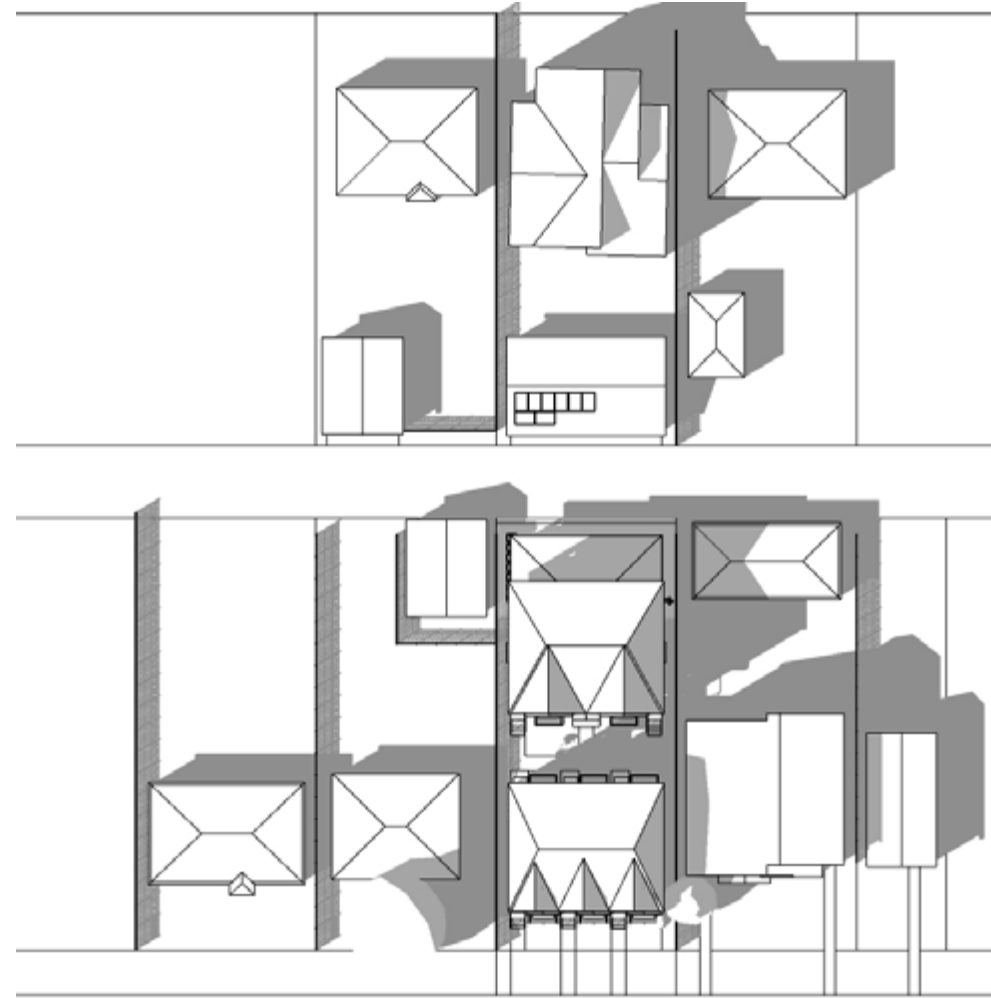


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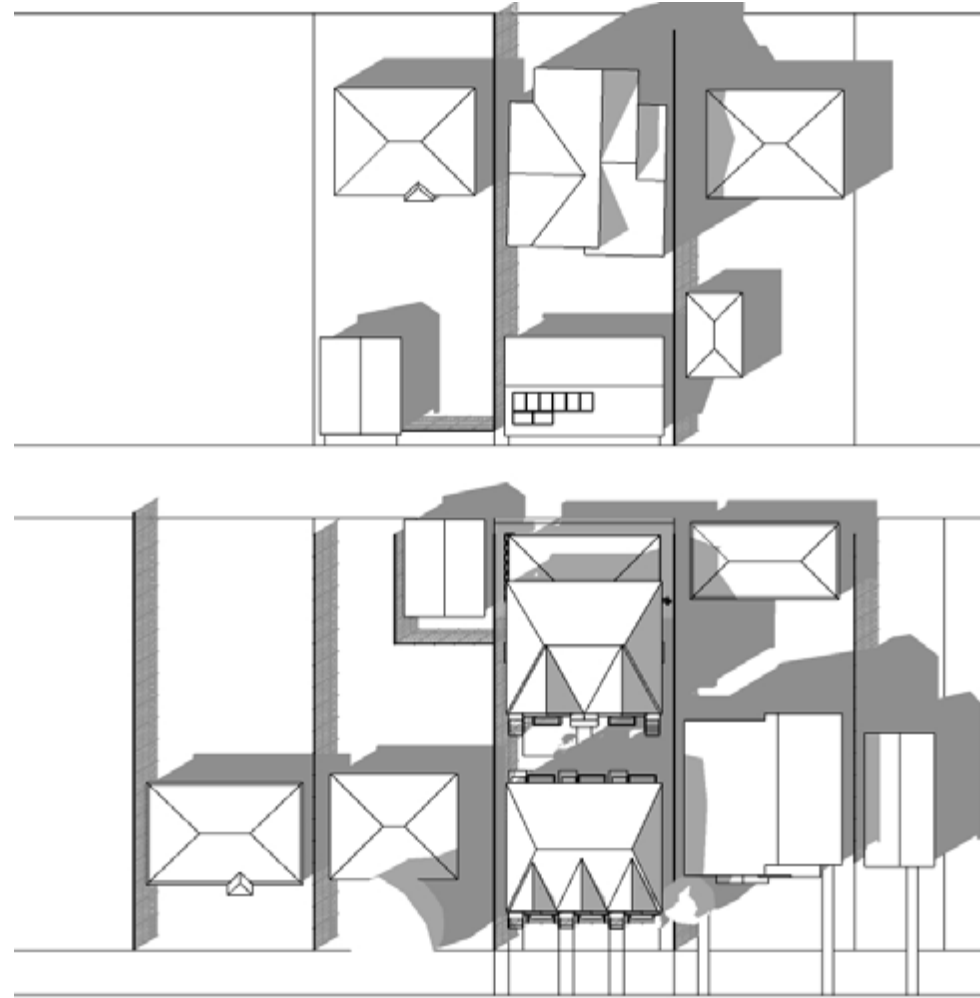


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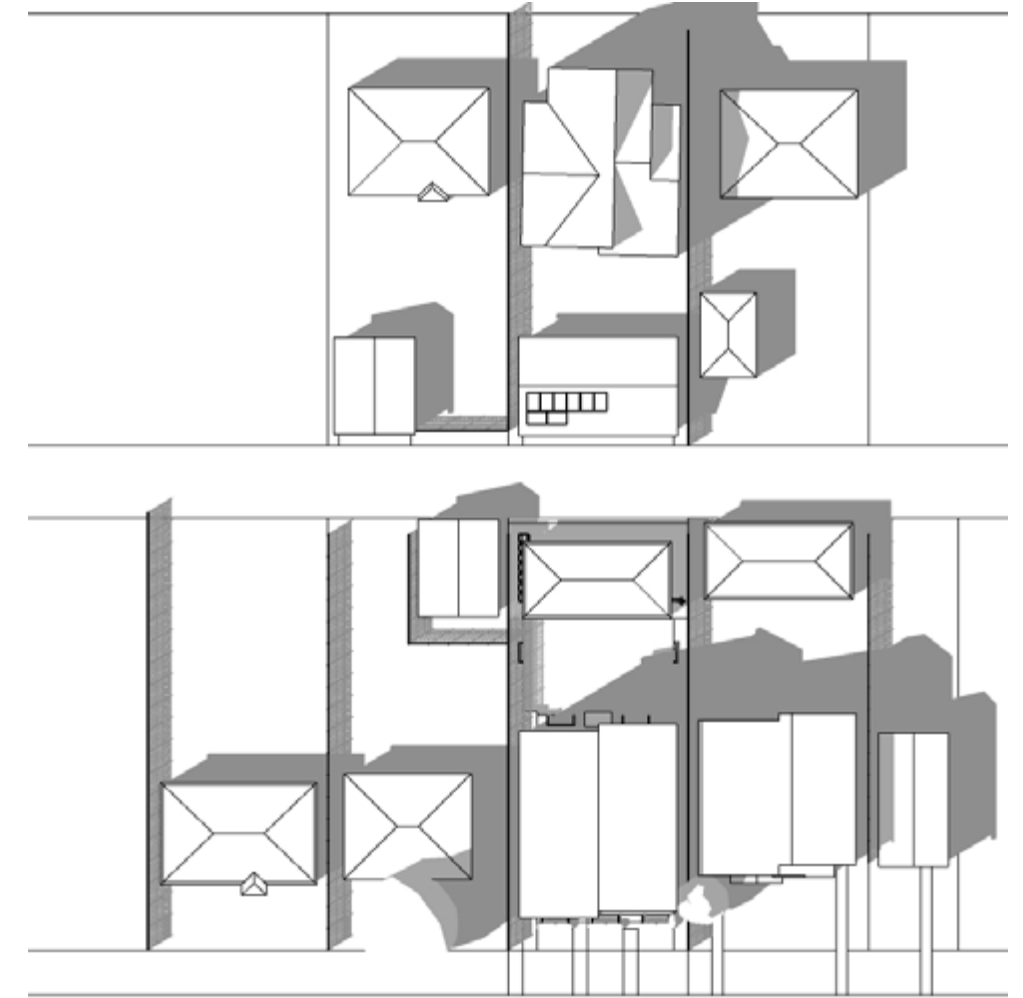
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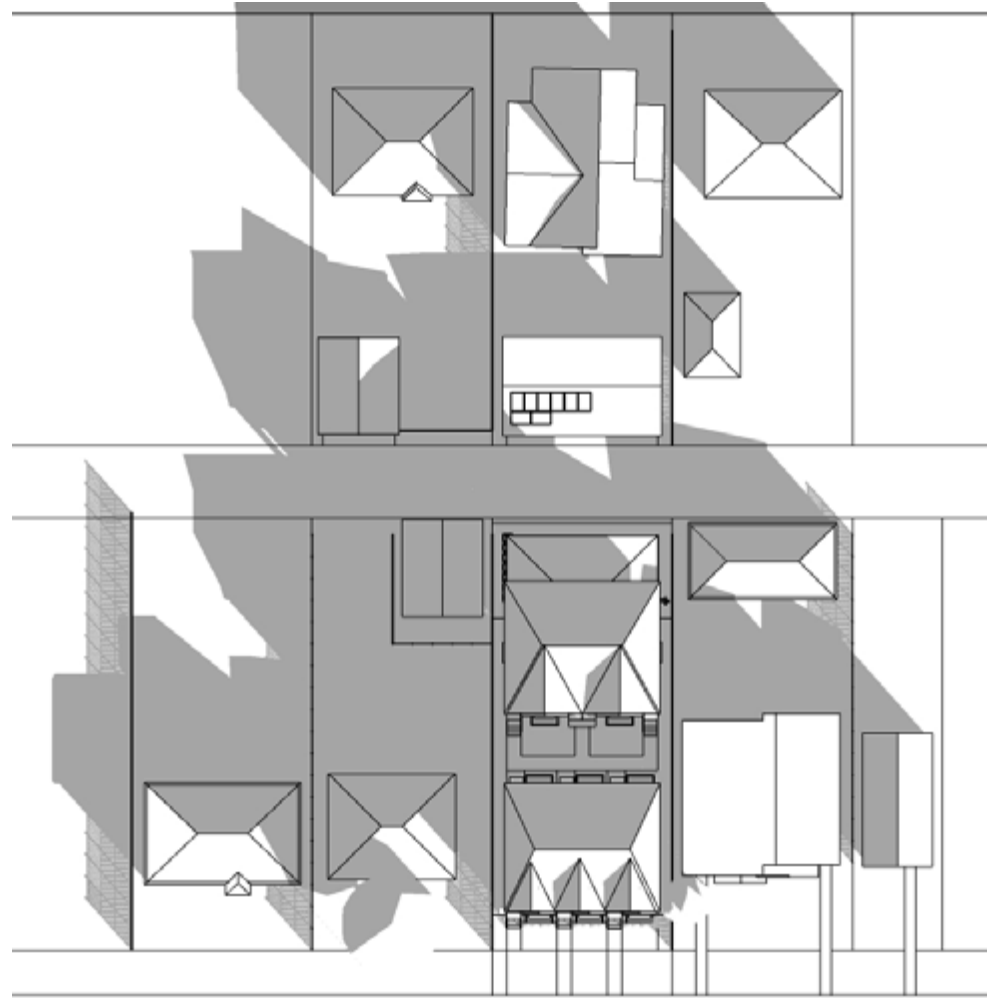


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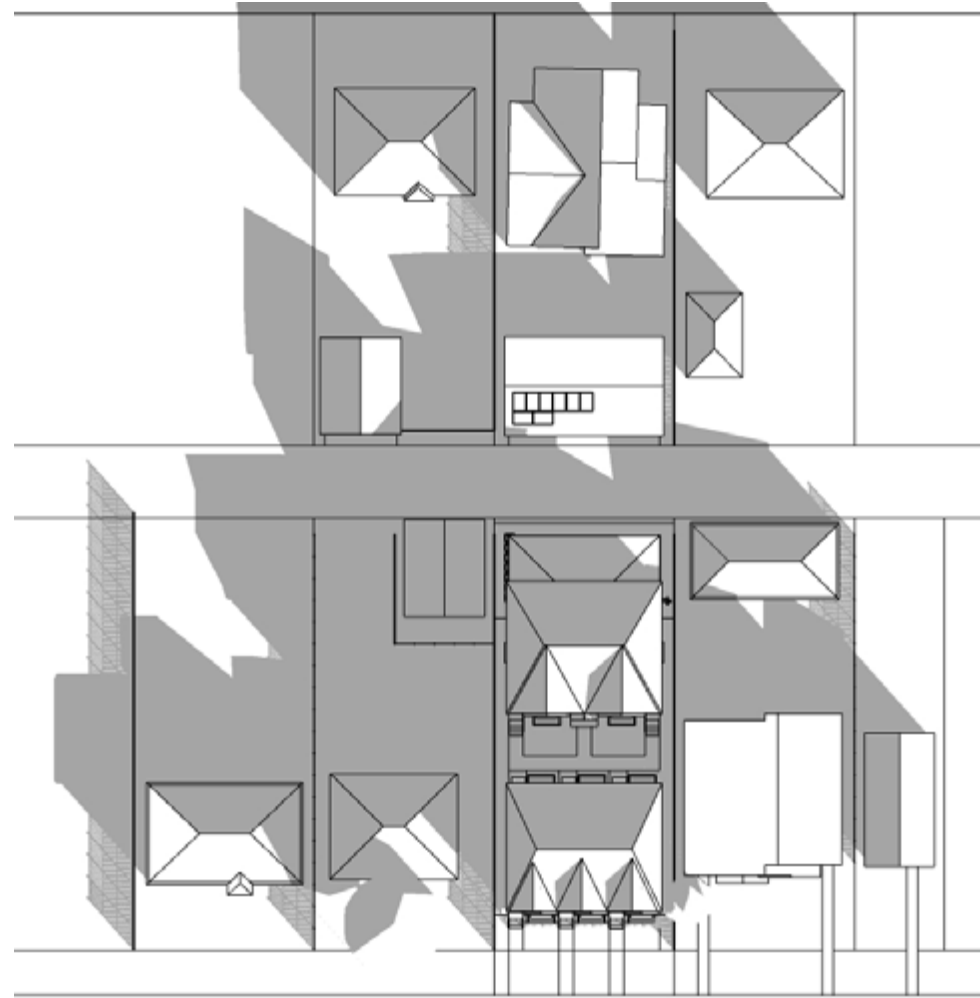


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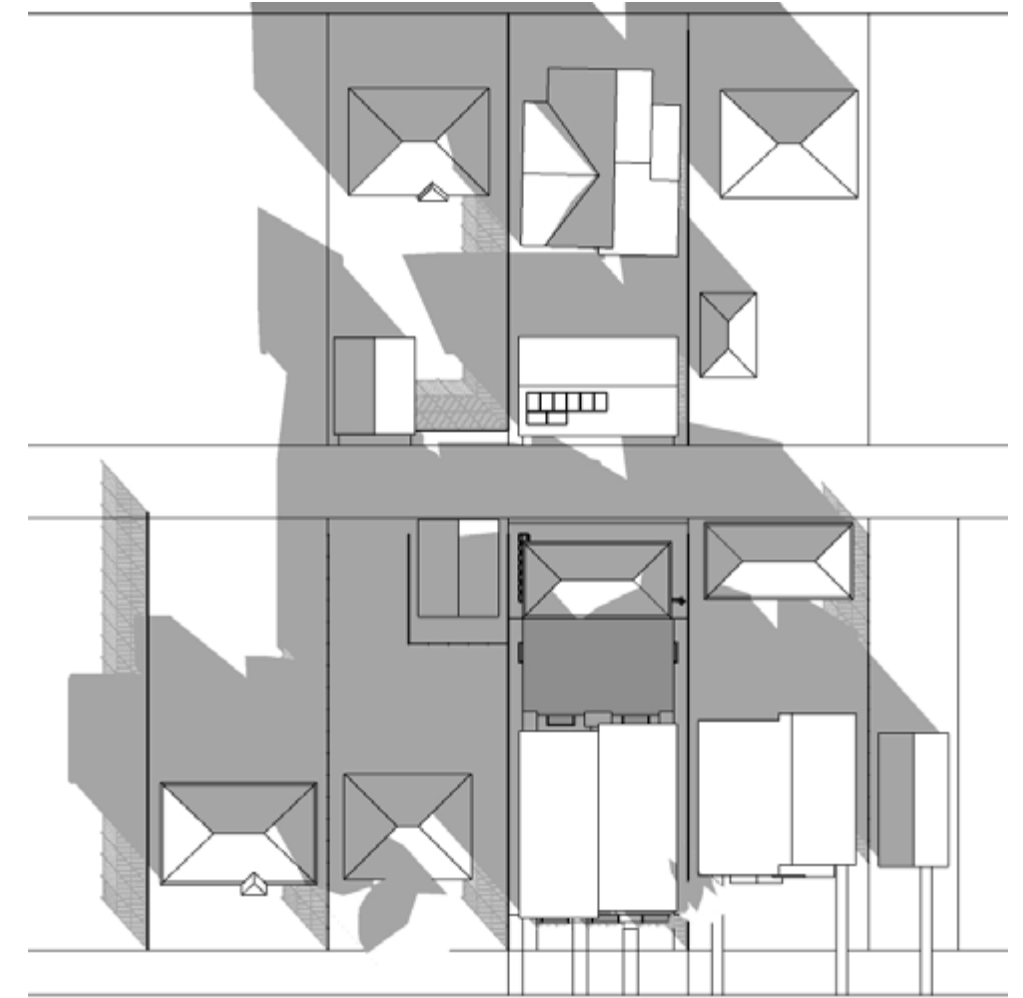
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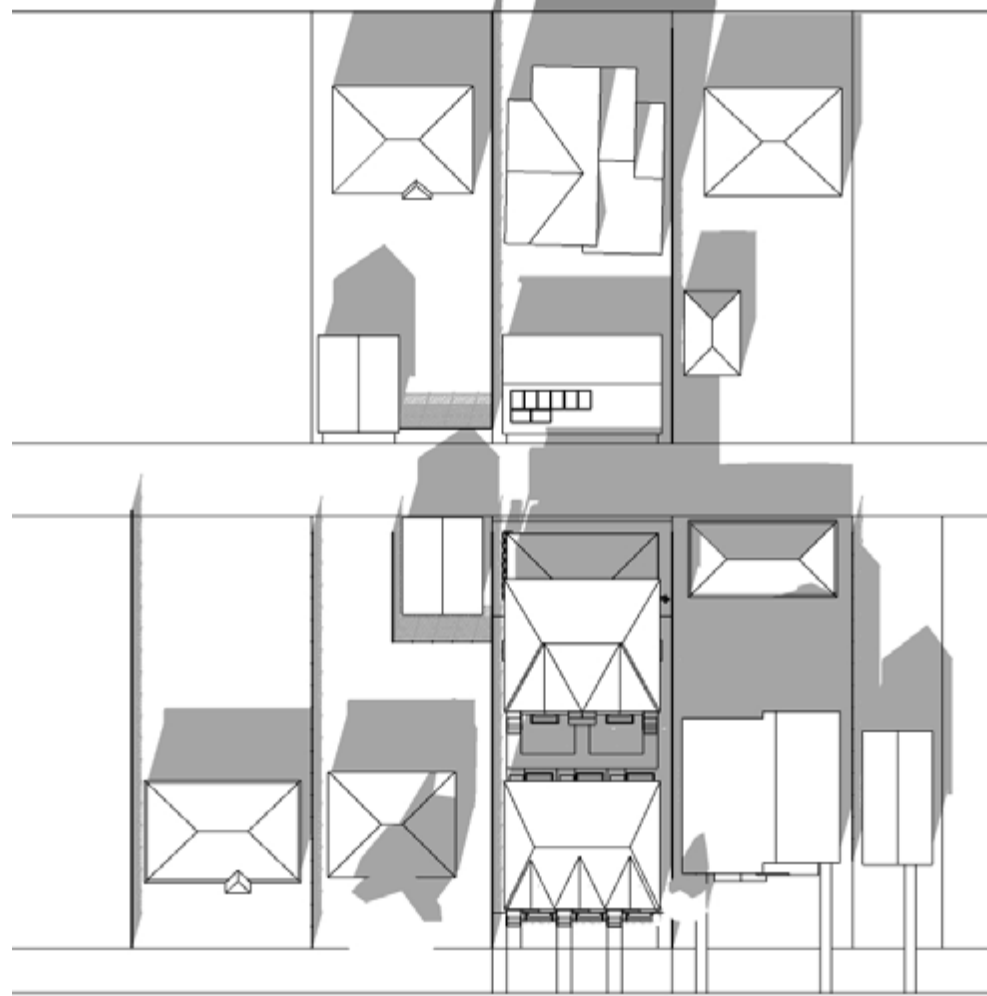


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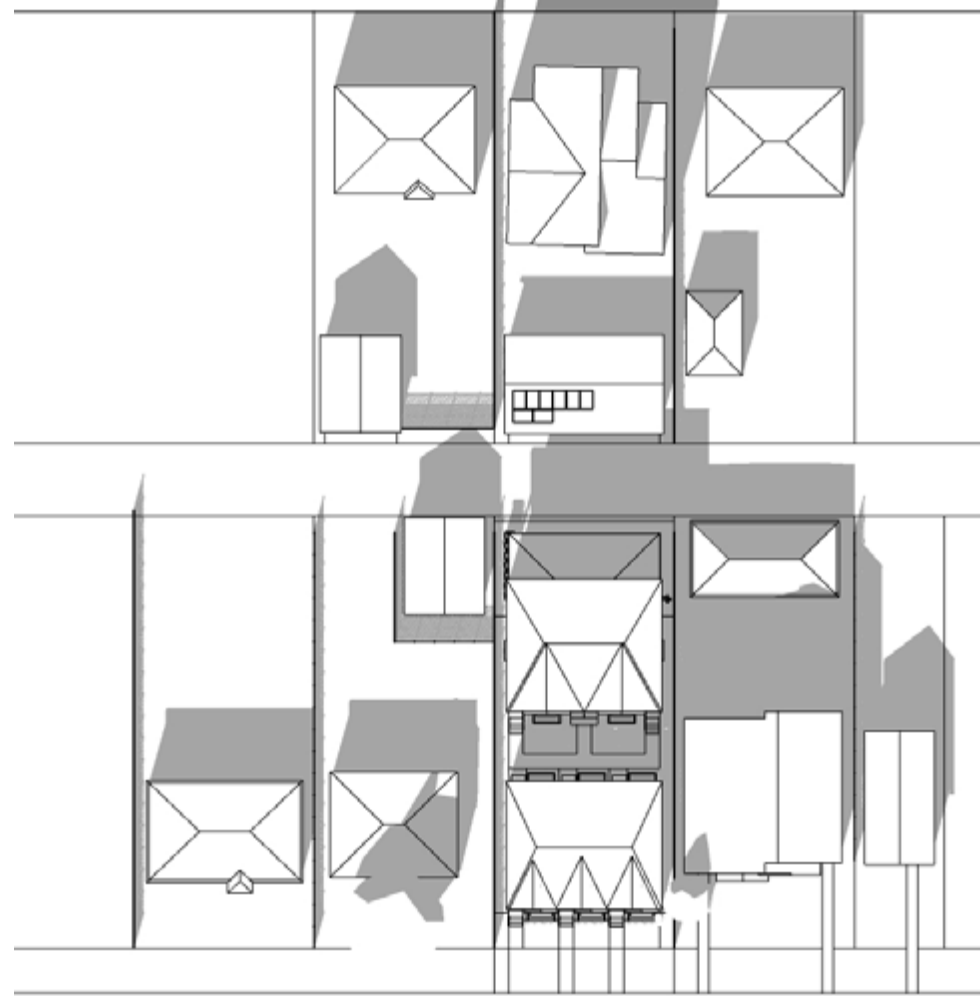


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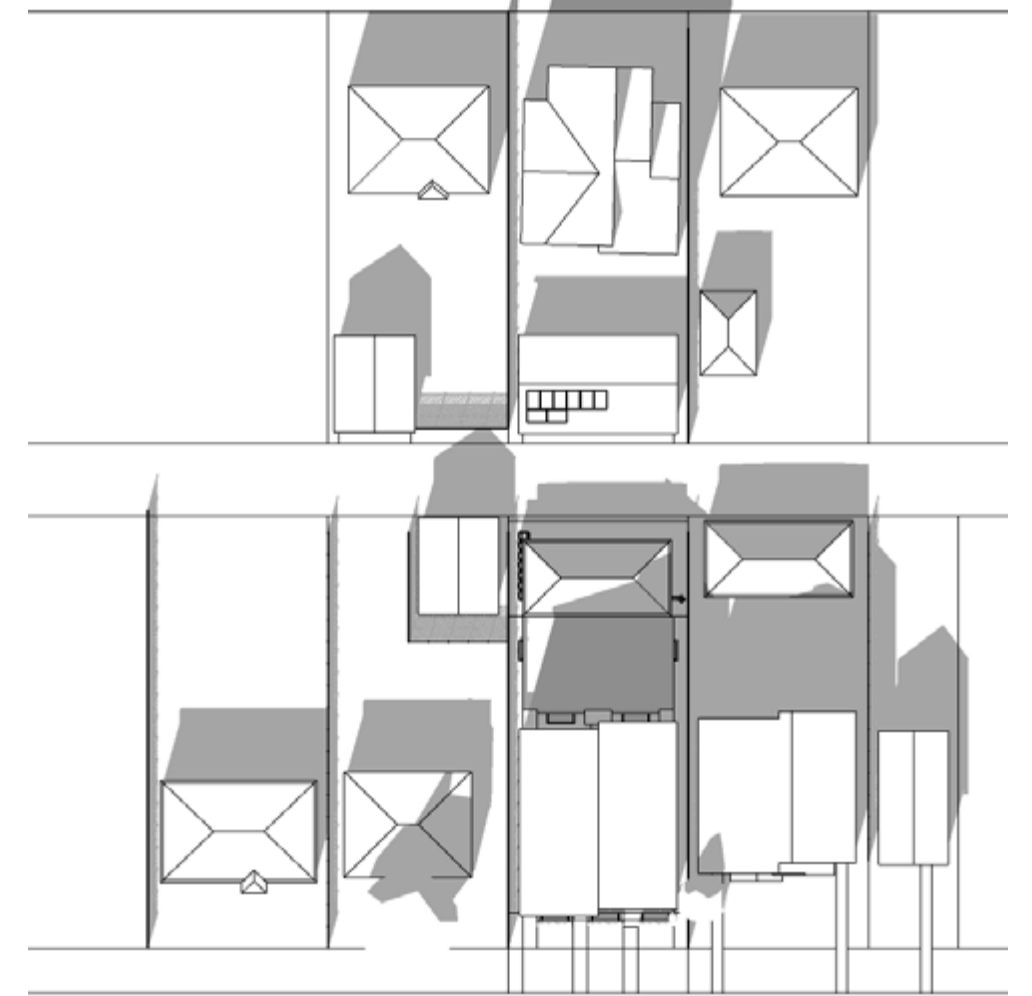
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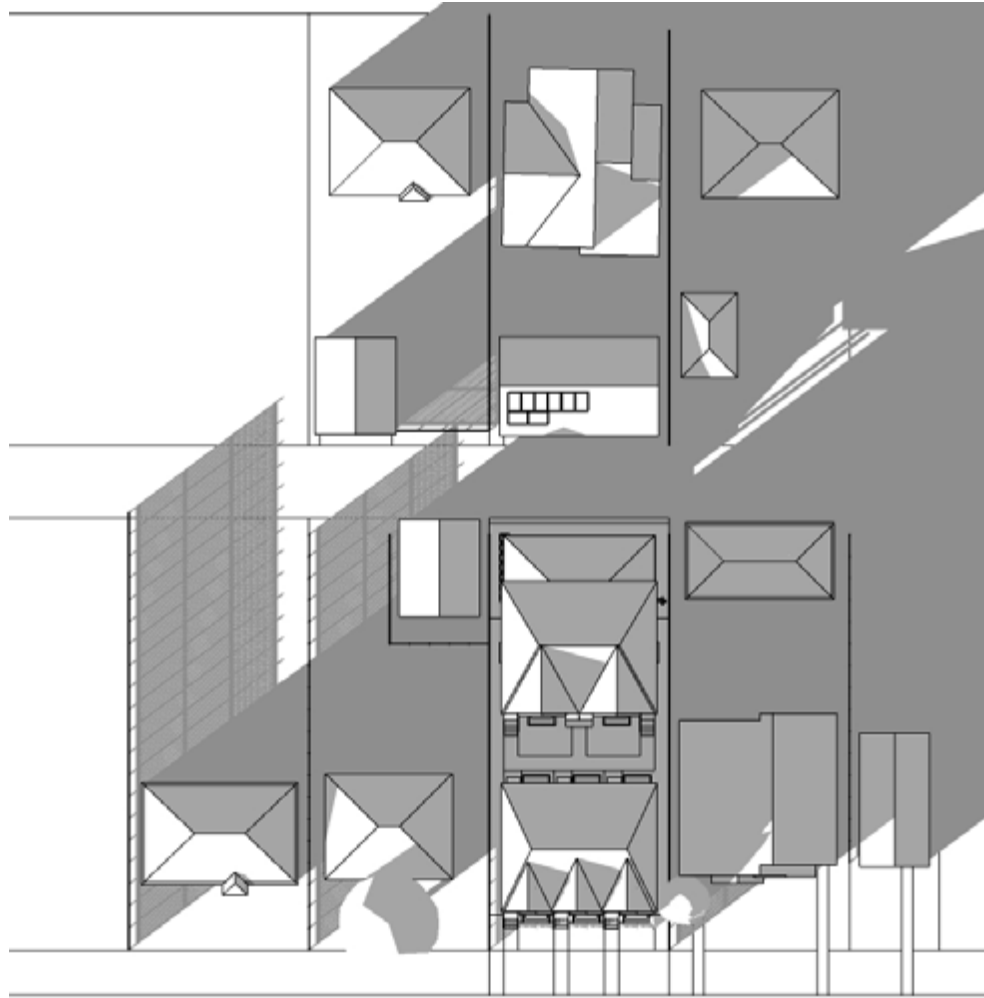


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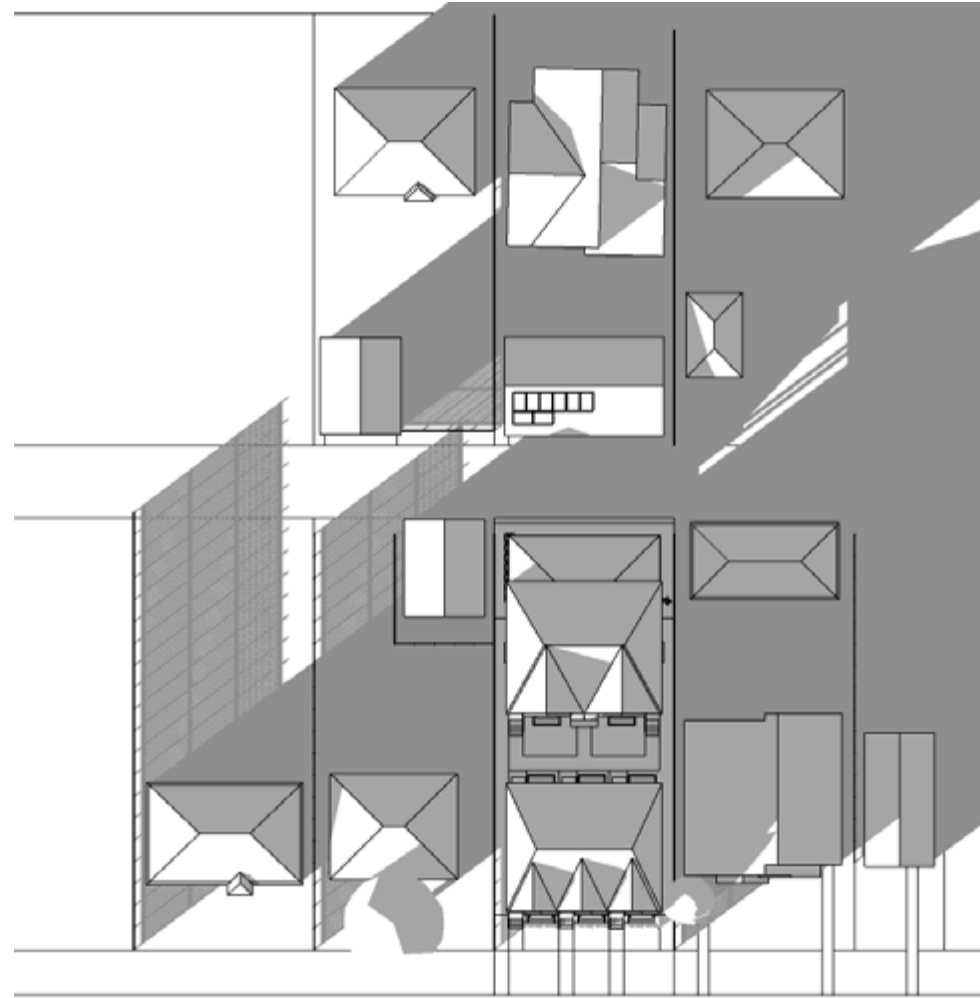


# DECEMBER 21 - 4PM (UTC -7)

## 3 STOREY FRONT + REAR UNIT



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## TYPICAL RC-2 MASSING

