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**Subject:** [External] 104 SMITH ST NW - LOC2023-0095 - DMAP Comment - Thu 1/18/2024 11:15:14 PM  
**Date:** Thursday, January 18, 2024 11:15:17 PM

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Application: LOC2023-0095

Submitted by: Geoff Lester

Contact Information

Address: 4138 University Ave NW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Traffic impacts, Offsite impacts

General comments or concerns:

We purchased a south-facing condominium at the west end of 4138 University Ave NW (The August) in mid-2023. Part of the selling features of this property were the view out onto a vibrant, pedestrian-friendly, retail streetscape. Our condo has the ability to look partway down McLaurin Street NW towards the east side of the proposed Block 21 (about 90m away).

The existing guidelines for the property intend similar Mixed Use Retail/Office to the rest of University Avenue. The proposed amendment proposes to separate into a North Parcel (Site 1) and a South Parcel (Site 2).

We participated in the Resident Engagement Session hosted by the University of Calgary Properties Group (UCPG) on June 21, 2023, where we shared our feedback, and are sharing again here.

Our comments are as follows:

Site 1:

We are generally accepting of a number of the specific proposed additional uses.

We are opposed to the following proposed additional uses, as the change from when

we purchased our property is too significant to be acceptable, and devalues our property both financially and in the enjoyment of the immediate amenities :

- Drinking Establishment – Large: This mixed-use community does not need a high density of large drinking establishments. There is already one at Banquet, along with the Canadian Brewhouse. Additional large drinking establishments this close to the University should not be encouraged.
- Funeral Home – Just across the street to the north is a senior living facility (Cambridge Manor). This is just morbid to force residents to look at a funeral home.
- Kennel (Urban) – There is not enough nearby open/green space in the area to effectively accommodate a kennel, and we are concerned about the potential noise impacts as well. We have noticed a lot of dog feces on sidewalks and dogs peeing on buildings as people walk individual dogs along the retail University Avenue. We see this issue significantly escalating with having kennel dog walkers with multiple dogs at a time adding to this issue. This is also a dog barking concern.
- Structured Parking – one proposal floated by UCPG was to have the upper floors of this Site 1 be a parkade. There is no way that this can be effectively done without detrimental effects to the University Ave streetscape, which is a key feature of the community. Structured Parking would be better suited in the area to blocks 22B, 22C and 26 that are just removed from University Ave.

#### Site 2:

We are opposed to the addition of Self-Storage as a discretionary use. The intent of the University District is to promote a pedestrian and street-level retail environment. A review of other self-storage operations shows that any street-level office is primarily security, and not promoting the original pedestrian retail/office experience. In addition, the proposed east elevation has no entrances at all off of McLaurin Street, and is just one solid wall, again not promoting what was originally accepted, marketed uses. On University Ave and Smith Street there are already traffic issues, and this will further exacerbate that issue, especially around a high pedestrian traffic area, creating the potential for safety issues, that seems to be a struggle already.

This suggested change in use from when we purchased our condo is too significant to be acceptable and not a fair adjustment. We believe this also devalues our property both financially and in the enjoyment of the immediate amenities.

Further, self-storage has the potential, even if designed properly, to promote an increase in crime in the area. Again, our request would be to locate self-storage in alternative locations such as blocks 28/29/30, where the other side of the street is the hospital parkade, and is generally a lower-value property.

#### Summary:

The acceptable uses of the site, especially the visible uses along both University Avenue and McLaurin street, should be such that they:

- a. Do not reduce the vibrancy of the current streetscape – this will lower proper

#### Attachments: