

From: [REDACTED]
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Subject: [External] 458 33 AV NW - LOC2023-0256 - DMAP Comment - Sat 1/20/2024 4:39:10 PM
Date: Saturday, January 20, 2024 4:39:14 PM

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Application: LOC2023-0256

Submitted by: Sharron and Gordon Luca

Contact Information

Address: 454 33 Avenue 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,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:

Land Use Application LOC20232-0256 for 458 33 Avenue NW:

The above mentioned property is directly adjacent to our property at 454 33 Avenue

NW.

We have owned our property for more than 50 years. We love our vintage neighborhood and we have welcomed the regrowth and development for the most part. But we have great concerns regarding the structure size and number of potential units in question. We will be losing most of our sun exposure from the west. And if the height restriction is relaxed more sun will be lost. We have already lost partial exposure to the east from the duplex that was built 8 or 9 years ago. If the proposed structure is over-height and takes up most of the adjacent lot the effect to our property is huge. The impact will affect our landscaping plants, trees, and our personal sun exposure. Additionally our privacy will also be affected.

We accept that a four or five unit structure is inevitable. But ten residences on a lot that previously had one is excessive. There is already approval for a four unit structure directly across the street at 457 33 Avenue. Adding even more units will have a tremendous adverse effect on our block.

Parking is a major concern. Fourth street is a snow route now, and we question if parking will be permitted at all in the future with the various infrastructure proposals. Many residences have more than one vehicle and if there are ten residences allowed we are concerned about oversaturation with the planned provision of only five parking stalls.

As a note, with regard to the mention, by the developer, of the proposed GreenLine station, 28th Avenue and Centre Street is eight blocks away. People don't typically walk 8 blocks to transit.

Please consider the existing and long term residents on our street and in our neighborhood and the impact your decision will have on our daily lives.

Attachments: