

From: kevin_riley74@hotmail.com
To: [Public Submissions](#)
Subject: March 18, <web submission> LOC2018-0236
Date: Sunday, March 10, 2019 7:53:32 PM

March 11, 2019

Application: LOC2018-0236

Submitted by: Kevin Riley

Contact Information

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Feedback:

LOC 2016-0236 I am an adjacent homeowner to the proposed development of 2039 30th Ave SW. I am not opposed to development, but I am opposed to something that does not conform to the context of the adjacent houses. The development is overdeveloped and does not fit to the size of the parcel that is why a DC was needed and additional relaxations are needed. The SDAB has overturned the DP 3 times for these same reasons.

From: rowan39@telus.net
To: [Public Submissions](#)
Subject: March 18, <web submission> LOC2018-0236
Date: Friday, March 08, 2019 2:45:16 PM

March 8, 2019

Application: LOC2018-0236

Submitted by: Stephen Rowan

Contact Information

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Feedback:

These comments pertain to LOC 2018-0236 with reference to Bylaw 74D2019. I will be attending the hearing in council chambers on Monday, March 18th, 2019. This ongoing municipal file has become very frustrating. The applicant, along with Phase One Design and Quantumplace Developments have made numerous Development Permit applications. For various reasons, these applications that were okayed by the Development Authority were rejected when presented to the SDAB. Reasons for such rejections included overshadowing of neighbours properties, massing, privacy issues for neighbours, lack of streetscape compatibility and overall lacking of context on the block and neighbourhood overall. The applicant applied for and received a Direct Control District for the file on July 3rd, 2017. Myself and my neighbour Kevin appealed the decision at an SDAB hearing on May 15th, 2018. A decision was rendered for that appeal on June 12th, 2018. I feel that decision was a compromise. The applicant "won" the right to extend her home all the way back to the allowable rear setback, as set out by the DCD in affect at the time. The SDAB did find though, that by way of Bylaw IP2007 clause 360 and 361, the way the allowable building height was calculated resulted in the property being over height by as much as 1.22 metres. As a result, the Development Permit was nullified. We, as adjacent neighbours, thought the applicant and her team would adhere to the directives set by the SDAB and reduce the height of the home by the suggested 1.22 metres. This was not the case. Even though the applicant won the right to still have about a 6600 square foot home, she is not satisfied. The application has been made again to drag us all in to Council Chambers so that the existing Direct Control District can be amended to allow for what will be a building that is 4 and a half feet over height. One of the main amendments the applicant is requesting is that IP2007 clauses 360 and 361 not be allowed or put into effect, thus removing the statute that governs allowable height of a home on a corner parcel. The applicant states that the fact the parcel slopes poses challenges. It does for we neighbours also. The slope is a challenge for sure. How does the fact a slope of 3 or so percent correlate to allowing such a massive house. This has never been explained to me. I feel this applicant, through process, has obtained the right already to construct a home that will be 25 feet higher than ours, thus taking sunlight, views restricting privacy and

deminishing the overall enjoyment of our property. On March 18th, I ask that this DCD amendment not be allowed for reasons outlined above. The applicant is already allowed to build a home 70 feet long 42 feet high, and 6600 square feet. What else is the City and City Council not willing to give this applicant. I think through democratic process and compromise the Direct Control District is fine as is and the applicant can adhere to and abide by all of the associated governances and bylaws related to the existing DCD.
Regards, Stephen Rowan, adjacent neighbour, 2037 30th Avenue S.W.