

Southwood Community Association Letter

To Calgary Planning Commission and City Council
Calgary, AB
October 12, 2018

This letter is in addition to the Request for Comment that was submitted by the Southwood Community Association (SWCA) on March 17, 2018 regarding the land use redesignation application LOC2017-0255. The SWCA is submitting a second letter to the City of Calgary because there have been changes made to the application; the maximum height allowance begins at a different location.

For the application, the SWCA will continue to oppose both the increase in allowable height to 24m and increase in allowable floor area ratio to 2.0. Through the SWCA's bylaw, the only way in which a vote could overturn the original decision made by community members is to hold a Special Meeting. This would require a registered community member to file a petition. To this date, a petition has not been filed, thus we will continue with our original opposition.

The SWCA still commends the work that has been completed by the applicant regarding consultation. We believe that they have listened intently to the issues that were presented by the residents and have delivered a solution to the problems by seeing the increase in allowable height to 24m begin 78.78m off the northwest property line, 15m off both the south and west property lines.

Since the beginning of this project, the applicant has been presenting conceptual plans on what the site could look like following a positive outcome at a public hearing. From the last presentation that was made by the applicant in September 2018, they have returned with a completely different conceptual plan that forces the development closer to Elbow Drive and Southland Drive, and further from the residents to the west. Although these conceptual plans are not considered during this portion of the planning process, the SWCA believes it is important to note that the applicant has taken the time to ensure that the new conceptual plan answers many of the concerns that have been brought forward from residents in Southwood. We believe they have done their due diligence to ensure the site can be functional and inviting.

The SWCA has not received any further letters of support or opposition from community members following the General Meeting in January 2018 and the most recent meeting in September 2018.

We believe that should the application be approved and the applicant moves forward with a plan similar to that presented in the conceptual plan, many of the existing issues that we identified in the March 17, 2018 letter will be addressed.

Regards,



Becky Poschmann, BCD, BA
Director of Development
Southwood Community Association