

Hello,

I am sending these comments in response to the proposed land use change for the above noted application number.

I have been a resident of Mount Pleasant for 5 years and am opposed to this land use change being proposed by the applicant.

I believe most residents of inner city communities are opposed to these types of land use changes and redevelopment. While it is generally recognized that there are a lot of older houses in the community that need redevelopment, and being an inner city community higher land prices and taxes will necessitate subdividing larger lots in to small ones, this is not in keeping with what was originally presented to community associations in the past. Most residents are O.K. with higher density along the main roads (Edmonton Tr., 20 Ave., 16 Ave., etc.), but they are not O.K. with these higher densities in the middle of the community.

The City wants higher density but there is still a lot of demand for lower density. Higher density also impacts existing infrastructure capacity (eg. sewer and water mains) and creates more stormwater runoff than lower density. This means that existing infrastructure must be upgraded to handle the higher density. This is often lost in the whole discussion and whose going to pay for the upgrades? In recent years the City seems to be ramming this stuff (along with bike lanes, and public art spending to name a few) down the throats of Calgarians with little or no consultation. The City has tunnel vision when it comes to how our City is being redeveloped. The whole consultation process is flawed and the only purpose seems to be to check the box that says citizens were consulted. Many projects seem to be approved even if there is stiff opposition. There is a silent majority that don't even know what's going on with land use changes and redevelopment. If they did, I believe there would be overwhelming opposition to this.

It is also my understanding that the City is proposing a comprehensive land use redesignation for the entire North Hill as part of an Area Redevelopment Plan. If approved then applications for land use changes to individual lots would not be required. This is very 'underhanded' and not a good way for the City to earn the trust of its citizens. Be up front with your intentions. If the majority support it after that then we can all accept the change.

Finally, it is my understanding that the City no longer publishes dates of public hearings in the paper and that the information is now only available on line. Many seniors don't even have the internet so how can the City eliminate this source of information?

The only way I learned about this application is because I happen to walk by the sign and inform the rest of the community. It is difficult to obtain this information on line.

I appreciate the opportunity of providing input into the above noted application.

Don Pasquini
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