

Community Association Letter



MILLICAN-OGDEN
COMMUNITY ASSOCIATION

Aug 19 2019

Melanie Horkan, (BA Hons), Dip TP
Planner 2, South Team
Community Planning
Planning & Development
The City of Calgary

Dear Ms Horkan

RE: Application Notice LOC2019-0098

The comments from Millican Ogden Community Association are as follows:

The property was approved recently for a Development Permit for a Home Occupation Temporary Use (Youth After School Centre). We appreciate that the owner is anxious to move forward, but because this was a "temporary" approval and there has been very little passage of time to see how the Youth Centre will actual work, it seems premature to allow a change in Land Use Designation which would obviously allow the Youth Centre Use on a permanent basis. We have no real objection from a planning perspective, but we do have a couple of questions

- As stated above, the Development Permit was approved for a temporary use and very little time has passed to determine if the neighbours have any objections to the actual use. Would it not be better to defer the Land use change until after at least one year has passed under the temporary Development Permit?
- The property was built as a residence and located in a residential area. If the Land use change was to be approved and then the use as a Home Occupation Youth After School Centre was to terminate, how would the new DC Land use designation impact a new owner who was simply interested in a residential home ?

Regards

Bob Haslam
for Millican Ogden Community Association
Civic Affairs